London Borough of Hounslow

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Site Allocations and Capacity Assessment 2020

Incorporating Flood Risk Sequential and Exceptions Assessment

September 2021

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1. Introduction

1.1. Hounslow Site assessment and Capacity Study 2018("The Study") has been produced by the London Borough of Hounslow ("The Council") in order to support the preparation of the Hounslow West of Borough ("WoB") and Great West Corridor ("GWC") Local Plan Reviews ("The Local Plan Reviews").

1.2. The study fulfils the requirements of the National Planning Policy Framework 2018 ("NPPF") for strategic policy-making authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment , with the scope widened to also identify strategic employment sites, for local and inward investment to meet anticipated needs over the plan period following the Housing and Economic Land Availability Assessment (HELAA) methodology set out in the National Planning Practice Guidance ("NPPG")

1.3. The Study is an independent evidence base to the Local Plan Review and Site Allocations and does not allocate sites for development. It identifies sites with development potential within The Council's area of authority for housing and economic land uses and sets out an indicative trajectory for deliverable and developable sites. Locations for the development of housing and economic uses are set out in the Local Plan and will be managed and assessed through the development management process. This includes through pre-application discussions and through the determination of planning applications.

1.4. The study has been prepared in response to the Housing Targets set out in the Draft London Plan Policy H1 which require the Council to deliver 21,820 homes over the ten year period 2019-2029, or an annualised average of 1,782 per annum, a 146% increase on the existing adopted annual average housing requirement of 822 in the Hounslow Local Plan.

1.5. The new target figures were published following the Council's consultation on policies options and draft site allocations (Regulation 18) and therefore the study also includes a review of the draft site allocation sites to ensure optimal use of these sites to deliver objectively assessed needs and that the plan is positively prepared.

1.6. The Study is based on best available knowledge at time of writing for the purposes of supporting The Local Plan Reviews. It makes realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing and economic uses over the plan period, taking account of any constraints. As such, information set out in this document may change over time and will likely be further refined as more detailed information for sites become available.

Policy Background

National Planning Policy Framework (NPPF)

1.7. The NPPF sets out the framework for Local Plan making in England and the requirements of these documents. The NPPF requires that Development Plans "must include strategic policies to address each local planning authority's priorities for the development and use of land in its area"(Paragraph 17) and that these strategic policies must make sufficient provision for housing, employment, retail, leisure and other commercial development(Paragraph 20 (a)) These policies should cover a minimum 15 year period and should provide a clear strategy for bringing sufficient land forward and at a sufficient rate to address objectively assessed needs over the plan period, in line with the

presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or nonstrategic policies) (Paragraph 23).

1.8. The NPPF sets out these policies should be developed by:

Strategic policy-making authorities [having] a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for years one to five of the plan period; and

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

1.9. When considering sites, the NPPF also indicates the following:

- Authorities should "identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare"(Paragraph 68)
- Plans should consider "planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities."(72)
- Planning policies should place significant weight "on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development" and should "identify strategic sites, for local and inward investment to match the [economic] strategy and to meet anticipated needs over the plan period" (81).
- In particular relation to employment sites, they "should recognise and address the specific locational requirements of different sectors … for storage and distribution operations at a variety of scales and in suitably accessible locations" (82)
- The NPPF stresses making effective use of land in a way which "makes as much use as possible of previously-developed or 'brownfield' land"(117) by taking a flexible approach which re-examines existing developed sites "reflecting changes in the demand for land" (120), such as "us[ing] retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites", and "make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space." (121)
- Planning policies should achieve appropriate densities by taking into account "identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it", "the availability and capacity of infrastructure and services both existing and proposed" and "the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change"(122).

- Particularly in areas where there is an anticipated shortfall in land for meeting housing needs, policies should "avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site" and should consider the use "minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range" (123)
- Strategic policies should "consider cumulative impacts in, or affecting, local areas susceptible to flooding" (156)

National Planning Practice Guidance

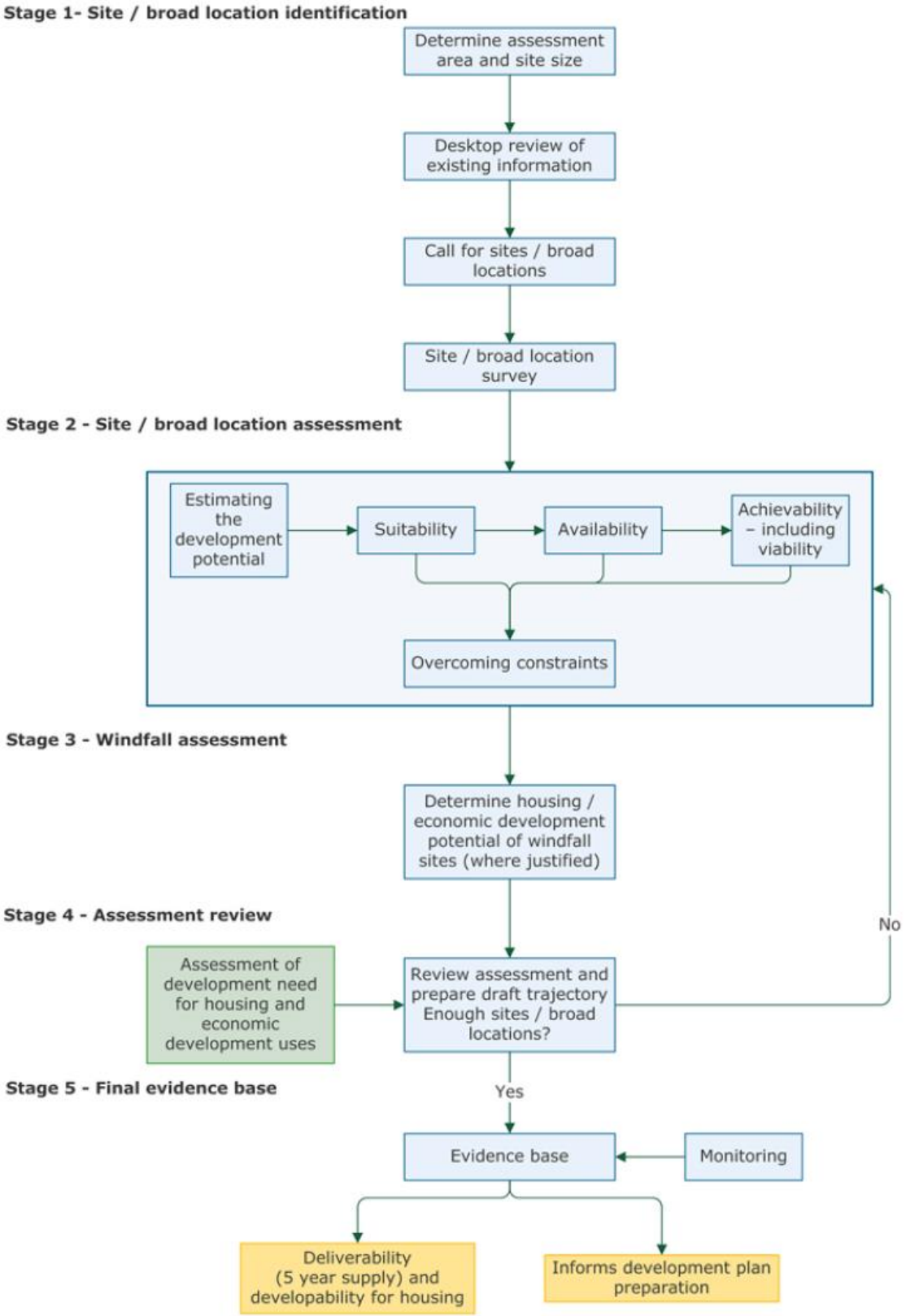
1.10. The NPPG provides detail to how Local Planning Authorities should interpret and apply the NPPF. It sets out a methodology for how authorities should comply with Paragraph 17 in determining the suitability, availability and achievability of land for development by the completion of a HELAA. The guidance sets out a staged approach of five steps, and provides detail to these steps through a flow diagram (shown in Figure 1) It is important to note that the guidance states that the study provides information on the range of sites available to meet identified need, but the development plan itself determines which sites are most suitable to meet those needs (Reference ID: 3-003-20140306). The five steps are as follows:

1. Identifying sites and broad locations with potential for development;
2. Assessing their development potential;
3. Assessing potential for windfall sites;
4. Reviewing the assessment; and
5. Assessing the core outputs to form the evidence base for the Local Plan.

1.11. The guidance sets out which characteristics of sites which should be recorded in the study, how sites should be identified (including setting a size threshold (Paragraph 11) of 0.25 Ha or 5 or more dwellings) and sources of data for land identification[1], as well as how suitability, availability and achievability should be considered when assessing sites. These elements of the guidance have been form the structure of this document.

[1] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/820367/190718_paragraph_012_table_PUBLICATION_FINAL.pdf

Figure 1: Assessment Process



NPPG: Viability

1.12. The NPPG also provides clarity on how viability should be considered, requiring that "the total cumulative cost of all relevant policies will not undermine deliverability of the plan"(Paragraph 002) in order to test this, sites in the plan should be tested for ability to be viably developed when complying with all draft policies. The NPPG sets out that individual sites do not need to be assessed, and that a typology based approach which groups sites "by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan."(Paragraph 004).

1.13. The guidance does not set out how this should be applied during the selection of sites to meet identified need. The Council has considered viability in this study, and has considered sites as part of the Viability Assessment for the Local Plan Reviews, and this has been published alongside these documents.

London Plan

1.14. The London plan requires boroughs to seek to achieve and exceed minimum annual housing targets (3.3(D), and in order to do this, they should identify and seek to enable additional development capacity, and in particular brownfield land, and boroughs must identify new and reviewing existing housing sites for inclusion in Local Development Frameworks (LDFs).

1.15. The Plan also requires housing potential on sites to be optimised, by utilising design principles in the plan and the London Plan Density Matrix, which sets out appropriate ranges for housing in units, and habitable rooms per hectare, and to resist applications which do not accord with the matrix (Table 3.2, page 101). The plan also requires boroughs to identify and plan for social infrastructure, in particular in areas of regeneration (3.15).

Draft London Plan

1.16. The Draft London Plan (July 2019) requires that councils ensure more homes are delivered by identifying and allocating a range of sites to deliver housing and supporting infrastructure (GG4 (D)), especially brownfield land and vacant plots. Boroughs are required to allocate a range sites for residential development (H1), as well as combined with industrial sites through industrial intensification (Policy E7). The plan also sets out that boroughs should focus on sites near to planned public transport and town centres, and to consider specifically low density retail parks and supermarkets (H1(b)) and surplus utility and public sector owned sites (H1(d)) and small sites(H1(e)).

1.17. The Plan sets out a requirement to significantly increase delivery on small sites by identifying and allocating appropriate small sites for development(H2(B(3))), specifying that they are sites of below 0.25Ha in size and include existing housing sites which may be suitable for infill development. The plan also introduces a presumption in favour of small sites for sites of less than 25 homes (H1(d(2))).

1.18. It is important to note that the draft London Plan eliminates the Density Matrix in favour of a 'Density by Design' approach, in favour of a broader principle of density being proportionate and

linked to planned levels of infrastructure (D1A(A(1))) and the surrounding built form, uses and character (D1A(C)).

1.19. The London Plan identified, through a Strategic Housing Market Assessment (2017) that London requires 66,000 homes to be delivered per annum to ensure the needs of the population are met. In order to identify how these needs could be met, the Mayor conducted a Strategic Housing Land Availability Assessment (SHLAA)(2017). The SHLAA identified a total of 193 sites with potential for development in Hounslow. The assessment took into account suitability through screening of sites boundaries against identified planning constraints (including open space, and flood zones) and engaged the relevant borough to assess availability of the sites, and any other relevant constraints. Site capacity was assessed using a high level capacity assessment which multiplied site area by the relevant classification of the site in the Density Matrix, with discounts applied based on the proportion of the site within constraints, and the achievability of the site.

2. Stage 1: Site/Broad Location Identification

1A: Determine Assessment Area and Site Size

Geographical area of the study and cooperative working

The Study covers the Area of Hounslow Borough. This is identified as the Housing Market Area in the Hounslow Strategic Housing Market Assessment (2018), and in the London Plan and Draft London Plan with a Target of 822 dwellings per annum (dpa). The Draft London Plan also identifies the same geographical area, with a target of 2,182 which is now reduced to 1,782 dpa in the Intend to Publish version.

2.1. The Council has engaged with its neighbouring local planning authorities (Ealing, Hammersmith & Fulham, Richmond and Spelthorne) in preparation of the SAC 2019 and has prepared Statement(s) of Common Ground which recognise and agree with the Housing Market Area amongst other issues. It has also worked with the Greater London Authority which recognises Hounslow as a geographical area in the London SHLAA (2017) and SHMA (2017). Other statutory bodies under the duty to cooperate have been engaged, as well as local communities and organisations as part of the Draft Plan consultations. Developers and private sector bodies have been engaged through the Call for Sites 2016 during plan preparation, ongoing developer/landowners engagement through the Great West Corridor and Feltham Masterplans and the Draft Plan pre-consultation and formal consultations.

Threshold for site identification

2.2. Given the requirements of the Draft London Plan regarding small sites, and need to meet a significant increase in the Housing Target in the Draft London Plan, it was considered appropriate to remove the threshold set out in National Guidance of 0.25 Ha or five or more dwellings as a threshold for site selection at Stage 1 of the study. The NPPG does not identify a method for establishing how the capacity of a site can be assed as able to support five or more dwellings, or economic development of 500m2 of floor space in a manner proportionate with assessing a very large number of sites, and having sought alternative approaches, the Council has found no robust

alternative method. On this basis we have removed this additional threshold and have sought to assess sites from all sources regardless of size.

Stage 1B: Desktop Review of Information

Table 1: Data Sources for Assessment		
NPPG Data Source*	Sources used in the Assessment	Justification and Specification
Existing housing and economic development allocations and site development briefs not yet with planning permission	Adopted Site Allocations (2015) Draft Site Allocations (2017)	The Hounslow Local Plan (2015) contained a total of 65 site allocations. These have been reviewed, with allocations which have planning permission which are either completed or started on site being excluded assessed as part of the study, as well as sites where there was no allocated development capacity (for example improvements parks). The Draft Local Plan Reviews were published in September 2017 and allocated sites for development in borough as well as reviewing the existing site allocations. These allocations have been reviewed as part of the HELAA to ensure they optimise growth. The West of Borough contains two public sites (MOD Feltham and Hounslow Cavalry Barracks for which development briefs have been published. These form part of the review of the draft site allocations.
Planning Permissions for housing and economic development that are unimplemented or under construction	Existing Planning Permissions Pipeline	Existing Planning Permissions in Hounslow were reviewed to identify sites not considered to be deliverable, in line with the requirements in the NPPF Definition of Deliverable, clause (b) *"where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.".* Where sites were not considered to meet the definition, they were included in the assessment.
Planning applications that have been refused or withdrawn;	Planning Department Engagement Sites (All Team meeting)	As part of the preparation for the study, the Spatial Planning Team held an afternoon session with officers in Hounslow's Development Management team in order to ascertain additional potential development sites, clarify the development status of other

		identified planning permissions and to encourage identification of smaller sites and/or sites where development was sub-optimal. This resulted in a total of 177 additional sites being identified. These form part of the assessment.
Land in the local authority's ownership;	Council Owned Sites	The Spatial Planning Team has engaged extensively with the council's property and housing teams to identify additional capacity sites within the borough on publicly owned land, in line with the requirements under the NPPF and London Plan. A total of 104 Sites were identified, including a large number of garage sites and other small sites and are assessed as part of this study.
Sites with permission in principle, and identified brownfield land	Brownfield Land Register	The Council's brownfield land register contains existing allocations where there is permitted, deliverable planning permission in place. Therefore, these sites mirrored those in the existing site allocations source.
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, eg offices to residential)	GLA SHLAA 2017	The GLA conducted its own form of HELAA, known as the Strategic Housing Land Availability Assessment (SHLAA) which identifies sites across London from a range of sources. It identified 193 sites which were considered able to accommodate capacity. Sites included are broken down into the following categories in the assessment: - Approval (Sites for which there is existing or implemented planning permission for employment or housing) 31; - Allocation (Sites which are existing or former Hounslow site allocations) 25; Low Probability (Sites with a very low chance of supporting capacity over the London Plan Period) 20 Potential Development Sites (Sites Considered to be capable of supporting growth over the plan period) 117
Additional opportunities for un-established uses (eg making productive use of under-utilised facilities such as garage blocks)	Planning Department Engagement Sites (All Team meeting); Council Owned Sites	See previous entries.
Business requirements and aspirations	Hounslow Employment Land Review (ELR) 2016;	The ELR provides an assessment of designated and non-designated employment sites in the borough and their capacity. These sites were reviewed as part of the assessment.

	West of Borough Opportunity Capacity Study (2016) Great West Corridor Masterplan and Capacity Study (2017) & Update (2019)	Please see entries below for details of the masterplans.
Sites in rural locations	N/A	Hounslow is a highly urbanised borough and does not contain any sites which can be considered to be rural in nature, and so this category has been excluded.
Sites in adjoining villages and rural exceptions sites	N/A	Hounslow is a highly urbanised borough and does not contain villages or rural exception sites, and so this category has been excluded.
Large scale redevelopment and redesign of existing residential or economic areas;	Feltham Masterplan (2017) Great West Corridor Masterplan and Capacity Study (2017) & Update (2019)	The Feltham Masterplan Identified sites within and around the Town Centre capable of accommodating growth, and the council consulted on the masterplan in Autumn 2016 before selecting sites for allocation in the Draft West of Borough Local Plan Review. The sites not taken forward as draft allocations within the masterplan have been reviewed as part of this assessment. The Great West Corridor Masterplan and Capacity Study (2017) sought to identify sites and capacity for growth in the GWC Opportunity Area for allocation in the Draft Great West Corridor Local Plan Review. Following consultation on the Draft Plan, the council has engaged with landowners and promoters through workshops to identify additional sites and capacity in the GWC in order to accommodate the increased growth requirements from the Opportunity Area in the Draft London Plan. The sites within the masterplan have been reviewed as part of this assessment.
Potential urban extensions and new free-standing settlements	West of Borough Opportunity Capacity Study (2016)	The WOB Opportunity Capacity Study sought to respond to the potential impact of Heathrow Expansion under the Airports National Policy Statement (NPS) which would see significant expansion in demand for employment floorspace and game-changing infrastructure to support the Airport. The study informed the development of the West of Borough Plan Review and builds upon the

		results of the Green Belt Review Stage 1 (2015) in identifying long-term capacity in the West of Borough. These locations have been broken into sites and have been considered as part of the assessment.

2.3. As previously discussed, no threshold was introduced for site size when looking at the sources.

Site Sources for the Assessment

2.4. The HELAA has sought to draw on the full range of data sources set out in the NPPG Guidance (Paragraph 12) to select sites and broad locations for assessment, as set out in table 1 which also sets out how sites why these sources are considered and how the information from these sources was classified for inclusion in the assessment.

Stage 1C: Call for Sites/ Broad Locations

2.5. The NPPG recommends the issuing of a call for sites as part of HELAA assessments. The Council issued a Call for Sites during the preparation of the Local Plan Reviews between June and October 2016. The exercise sought submissions from landowners and other site promoters of sites in the borough considered suitable, available, achievable and deliverable, with 58 sites submitted. These sites were considered for allocation in the Draft Local Plan Reviews (2017) with a total of 42 sites taken forward. In order to ensure that the study fully explores development opportunities, the full set of sites has been included.

2.6. In addition, the council staged further engagement with landowners as part of the Great West Corridor Masterplan and Capacity Study (2019) based upon the results of the Call for Sites. Engagement extended to detailed discussion regarding the scale and form of development in the Great West Corridor responding to the significant heritage constraints and requirement to ensure no net loss of employment land. All sites in the masterplan were included in the assessment.

2.7. The Council consulted on the Draft Local Plan Reviews between October and December 2017. The council received 6 responses suggesting additional capacity sites in the borough. These have been included in the assessment.

Stage 1D: Site/Broad Location Survey

2.8. Sites collected from Stages 1B & 1C were collected into a database, known as the 'Masterlist'. This included a total of 548 sites. These sites were then mapped utilising GIS software to form a geodatabase of the Masterlist. The following information was collected for each site:

- SACA ID Number
- Site Name
- Site Source
- Source ID, where available (for example GLA SHLAA 2017 LHCSS Ref)
- Area of Site

2.9. Site Location was held as x/y coordinates within the geodatabase. The Masterlist did not include detailed information on suggested potential development, scale of development or constraints, as this could be assessed by returning to the relevant data source through the source ID during Stage 2.

For sites where this information was not available from the source, it was established as part of Stage 2. The geodatabase meant that current land use and character, physical constraints, environmental constraints, consistency with local plan policies and proximity to services could all be recorded through the use of the council's interactive planning policy map and other corporate GIS resources without resorting to site-by-site assessment and logging of information.

Sites Excluded at Stage 1

2.10. In order to ensure the assessment at stage 1 was proportionate, a number of sites were excluded from the Masterlist at stage 1 following desktop assessment. These were sites where existing detailed planning permission had been granted as was considered achievable and deliverable, in line with clause (b) of the Definition of deliverable in the NPPF and paragraph 14 of the NPPG.

3. Stage 2: Site/Broad Location Assessment

Stage 2a: Estimating development potential

3.1. Planning Practice guidance states that achievability (including viability) and suitability can usefully be carried out in parallel with estimating development potential. Therefore, the assessment of sites was organised so that sites were assessed for their suitability, availability and achievability and then, where these were considered to be met, the development potential of the site.

Suitability

3.2. The NPPG sets out that sites can be considered Suitable if it would provide an appropriate location for development when considered again relevant constraints and their potential to be mitigated. The SAC assessment considers sites against the constraints set out in the guidance. The adopted development plan (Hounslow Local Plan 2015) is considered to be up to date and to be the most relevant set of constraints for the purposes of suitability of sites, in line with the NPPF requirement for this to be the starting point for decision making.

3.3. In order to take account of potential policy changes, in this case those arising from the Draft London Plan and Local Plan Reviews, the Public Transport Accessibility Level (PTAL) and distance from Town Centres and Employment Areas is considered in detail for each assessment. This ensures that sites are developed in line with policies D1A and D1B of the Draft London Plan and emerging site allocations and future transport planning of the Local Plan Reviews.

Availability

3.4. The NPPG sets out that sites can be considered available where here is confidence that there are no legal or ownership impediments to development. The SAC assessment has considered the availability of sites principally through whether the developer or landowner has expressed an interest in developing their site. Sites from the following sources were considered available given they have come about through developers submission and engagement:

- Adopted Site Allocations;
- Call for Sites (2016) sites;

- Proposed Site Allocations;
- Council Owned Sites
- Great West Corridor Masterplan and Capacity Study (2019)
- Existing Permissions Pipeline
- Brownfield Land Register Sites

3.5. In order to ensure that sites could overcome constraints related to availability, mainly in the form of unresolved multiple ownership, sites from all other sources were subject to an assessment of Land Registry Ownership Parcel Assessment. Where sites were found to contain a large (>10) number of titles, these sites were either trimmed to reduce the number of titles to less than 3 titles, or were considered unavailable on the basis that it was unlikely that a site would be capable of coming forward in the plan period comprehensively. This was considered a reasonable approach given limited resources and the fact that availability is not an overriding factor in terms of site assessment – sites could be considered as broad locations or re-assessed future studies.

3.6. For sites meeting the requirements, a land registry title search was undertaken to gain ownership details, with subsequent letters sent to the title holder inviting them to indicate the availability of sites for development and the willingness of the Council to engagement with them to bring sites forward for development.

3.7. Where there was a response, sites availability was set on the basis of this response. In the case of sites with up to three owners, where the majority considered a site available, the site was considered as such. Where site owners did not respond, sites were considered to be unavailable unless there was an alternative source of information which indicated the opposite. In such cases this is set out in the assessment.

Achievability

3.8. The NPPG sets out that sites can be considered where there is a reasonable prospect that the particular type of development will be developed on that site at a particular point in time – a judgement of the economic viability of a site.

3.9. For the purposes of the SAC, the Hounslow Viability Assessment (2019) indicates that development of sites across the borough for a range of uses is viable with an appropriate buffer to encourage landowners to bring forward sites. The assessment also contains detailed site-by-site analysis of some of the major sites identified in the SAC assessment which indicate that specific development potential of the type and amount envisaged by the masterplan documents is achievable in these locations.

3.10. In the case of small sites of less than 25 units, where viability is likely to be much more variable, as indicated by the WLA Small Sites Availability Assessment (2019) these sites have been identified for addition to the brownfield register reflecting the increased uncertainty present on these types of sites.

Overcoming Constraints

3.11. The NPPG sets out that where constrains have been identified, assessments need consider what action could be taken to overcome them. In the case of the SAC assessment, consideration has been

given to the potential for suitability to be altered by potential for future changes to the local development framework through the Local Plan Reviews on the designation of land in the borough, with particular regard had to the potential for new public transport infrastructure to create conditions for increased development potential on sites, and create increased suitability for development.

Flood Risk – Sequential Assessment

3.12. The NPPF requires that development is steered away from area at risk of Flooding, as much as is possible, by applying a sequential test to sites. It requires that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. At the strategic level where sites are being allocated in Local Plans, the test requires that where sites are allocated for development in areas at risk of flooding (flood zones 2 and 3), it should be demonstrated that there are no sites reasonably available in areas of lower flood risk and are suitable for the proposed development.

3.13. Sites were considered at the suitability stage against the level of flood risk as set out in the Level 1 Strategic Flood Risk Assessment (2018). Where sites are identified as located within areas at risk of flooding (i.e. in flood zones 2 and 3 or land within flood zone 1 which has critical drainage problems), but considered to be suitable, available and achievable, they have been subject to the sequential assessment in order to establish whether there are any reasonably alternative sites capable of providing this capacity in areas of lower, or no flood risk. This is discussed in detail in section 7 of this report.

3.14. Where sites requires pass the sequential test, a subset are also required to comply with the exceptions test. As part of ensuring that sites which pass the exceptions test protect against flood risk, several sites are subject to site specific level 2 Strategic Flood Risk Assessment (SFRA) in order to provide detailed information on how these sites can comply with the exception test in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance on flood risk and provide detailed information to support the allocation of these sites.

Development Potential

3.15. Development potential on sites has been guided existing and emerging plan policy including locally determined policies on density. The NPPF requires development to optimise density, and the Draft London Plan (2019) policy establishes that density of development proposals should “consider and be linked to provision of future planned levels of infrastructure [and] be proportionate to the site’s connectivity … by walking, cycling and public transport” (D1A(A,B)) and “must make the best use of land by following a design-led approach that optimises the capacity” (D1B(A)). The design led approach is based upon the requirements of policy D1 which requires boroughs to undertake area-based assessment of character. Hounslow conducted a Character and Context Study (C+C 2014) as part of the preparation of the Local Plan (2015), and this has formed the basis for the preparation of a ‘density-by-design’ capacity assessment method developed by the council for the SAC assessment.

3.16. The density by design approach considers the following factors when assessing a site’s development capacity:

- Whether the site lies within an area demarked in the C+C (2014) for conservation, enhancement or transformation;
- The prevailing surrounding character of the area based on the typologies identified in the C+C;
- The prevailing surrounding building height;
- The prevailing plot ratio of surrounding building typologies

3.17. These factors are fed into the model, alongside site area to develop an estimate of potential capacity for the site. An example of the capacity model output can be found at Appendix 3.

3.18. The Local Plan Review boundaries coincide with two Opportunity Areas in the Draft London Plan, which designate indicative targets for the Great West Corridor for 7500 new homes and 14,000 new jobs, and the West of Borough (along with an area of Hillingdon) for 11,000 new homes and 13,000 new jobs. Opportunity Areas are identified as significant locations with development capacity to accommodate new housing, commercial development and infrastructure and the Draft Plan requires boroughs to establish capacity for growth, using the targets as a starting point to be tested through assessment.

3.19. Within the Opportunity Areas, the council has sought to optimise sites to meet the targets through the use of Masterplanning to identify sites and assess their capacity using a more detailed approach than that utilised by density by design, which has included massing of buildings, and, in the case of the Great West Corridor, comprehensive views-testing to ensure less than significant harm to the Heritage Assets surrounding the Corridor. In these areas, the masterplan capacities have been utilised as the basis for potential development, and have been combined into the assessment.

Delivery Timescales

3.20. Sites assessed through the SAC are given an indicative timescale for development based on information contained in the study regarding suitability, availability and achievability. Given objective assessed need for 26,715 homes over the period 2020/21-2034/35, the study has sought to identify sites which are capable of being delivered over this time period. However, it also identified some broad locations in order ensure meeting needs beyond the Local Plan Review plan period(s). Sites have been categorised by start date into the following phases:

- Phase 1 (0-5 years) Sites considered to be suitable, available and achievable and deliverable;
- Phase 2 (5-10 years) Sites considered to be suitable, available, achievable on basis of the implementation of planned infrastructure improvement and regeneration, and developable;
- Phase 3 (10-15 years) Sites considered suitable where policy constraints can be overcome, available in the longer term and achievable.

3.21. Unless circumstances indicate otherwise, such site specific advice from the developer, sites with the potential to deliver <25 homes or 1000sqm employment floorspace, hereafter known as the small capacity sites are considered to be highly variable in their deliverability, and therefore these sites are considered as an average per annum over the first two phases, reflecting the complexities smaller sites face in terms of delivering consistent lead in and build out rates.

Results of Stage 2

3.22. A total of 548 sites were assessed as part of stage 2 with the full assessment matrix available at appendix 1. The results of the assessment were as follows:

Table 2: Results of Stage 2				
Status	Number of Sites	Total Identified Net Capacity (Residential)	Total Identified Net Capacity (Business) (B1a,b)	Total Identified Net Capacity (Industrial) (B1c,B2,B8)
Considered Suitable, Available, Achievable and deliverable with Potential to deliver >25 homes or >1000sqm floorspace or specific advice regarding deliverability.	103	16,840	207,900	243,000
Small Capacity Sites Considered Suitable, Available, Achievable and developable with Potential to deliver <25 homes <500sqm floorspace	91	790	0	940
Not Considered Suitable, Available or Achievable	354	0	0	0
Subtotal	548	17,630	207,900	243,900
Existing Dwellings/Floorspace		0	120,900	142,800
Total (Net)		17,630	87,000	100,000
Objectively Assessed Need over the period		26,700[2]	185,600[3]	252,800[3]

4. Stage 3: Windfall Assessment

4.1. Paragraph 70 of the NPPF states that 'windfall' assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply, providing there is 'compelling evidence' that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends. The NPPG indicates that, where justified, an additional allowance can be made in the last 10 years of the 15 year period for windfall sites.

4.2. The PPG does not identify a requirement for windfall assumption in employment space. The commercial nature of employment floorspace indicates that it would be challenging to develop windfall assumptions, so these have not been made.

The GLA SHLAA (2017) considers three potential methodologies for windfall assumptions and gives an annual figure based on each. In summary, these are:

[2] Hounslow Strategic Market Assessment (2018)
[3] Hounslow Strategic Employment Background Paper (2020)

- An 8 year trend based rate providing a per annum windfall figure of 181 units;
- A 12 year trend based rate providing a per annum windfall figure of 184 units;
- Modelled Approach resulting in an annual windfall figure of 680 units.

4.3. The Draft London Plan, following the inspectors report, takes a more conservative modelled approach and sets a target of 280 units per annum over ten years on small sites for Hounslow as a component of the ten-year housing target set out for Hounslow from 2019/20-2029/30 of 17,820 dwellings per annum. Given this target is likely, but not adopted, the council will seek to meet this figure through the approach to small sites in the Local Plan Reviews. The scope of the SACA took in all sites in the borough, including small sites and these will also contribute to meeting the small sites figure. However, to account for the significant uncertainty in delivery on these types of sites, as a result of policy H2, the trajectory applies a 50% discount to the small sites target over the plan period, before adding to this the small sites identified in the assessment. The London Plan ten-year targets recognise that in order to deliver a step change in delivery, housing delivery targets must take place over longer than five year time periods.

4.4. Added to this are the Small Capacity Sites (<25 units can be delivered, see results of stage 2), of 792 units, phased over the first ten years, accounting for an additional 79 units per annum.

4.5. This provides an additional 2905 units over the plan period, with 2200 units in the first ten years, or 78% of the target.

5. Stage 4: Assessment Review

Stage 4a: Development Trajectory

5.1. The NPPG requires that once sites and broad locations have been assessed, development should be assembled into an indicative trajectory, which sets out the amount of housing and economic development that can be provided and at what point in the future.

5.2. In order to properly assess if the assessment indicates there is sufficient capacity in the borough to meet objectively assessed needs the development pipeline for the borough, taken from the Annual Monitoring Report (AMR) as set out in the housing trajectory. The total delivery is set out in figure 1, overleaf.

5.3. In order to take account of the fact that a proportion of developments proposed each year never come forward, or in planning application terms, lapse, the trajectory builds in a lapse rate, which is based upon the total proportion of units which have lapsed from those permitted in the last 10 financial years, as set out in table 3, overleaf.

Table 3: Lapse Rates		
Units permitted FY2009/10 - FY2018/19		
Development Status	Units	%
Completed	6346	51.6%
Lapsed	**497**	**4.0%**
Started	3384	27.5%
Submitted	2080	16.9%

Exclude Superseded Applications	(2357)	
Grand Total	**12307**	**100.0%**

5.4. In order to take account of the impact of the COVID-19 Pandemic on housing supply, an elevated lapse rate is applied to elements of the trajectory. The rate is doubled for pipeline schemes, and for capacity sites expected to come forward in the first two phases of the plan, a 1.5 times average is applied in the first five years and 1.25 average in years five to ten, providing a significant buffer to ensure deliverability.

5.5. This results in a total identified capacity on sites of 15,073 considered Suitable, Available, Achievable with Potential to deliver >25 homes which are to be allocated.

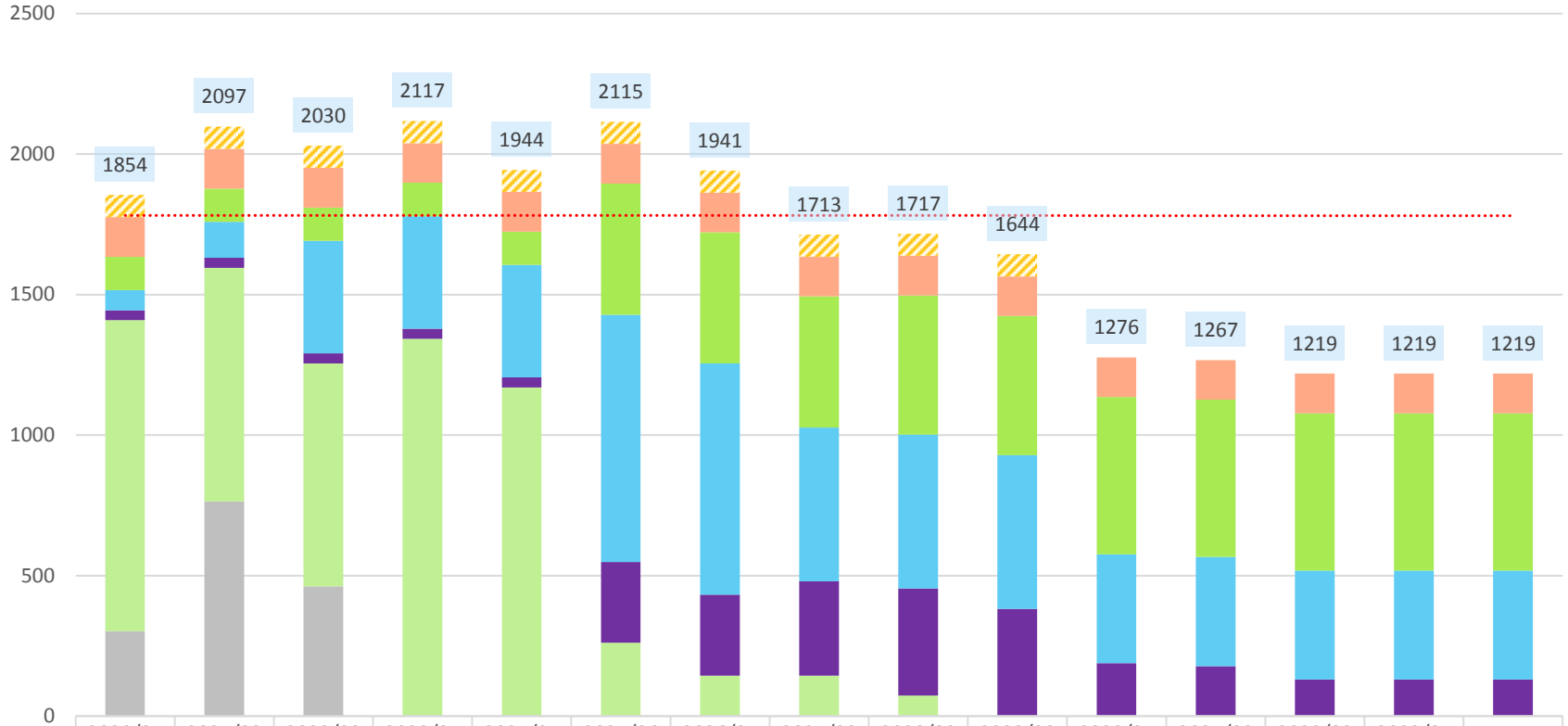
5.6. The total housing pipeline in the borough is 7,392 units, all of which 6770 units will be delivered over the first 5 years and 622 units in the second phase.

5.7. A total of 2,905 units are expected to come forwards over the plan period on capacity sites added to the Brownfield Land Register and from windfalls.

5.8. Therefore the trajectory (overleaf) indicates a total of 25,370 homes are likely to be delivered over the plan period, representing 95% of Objectively Assessed Need over the period (26,715).

5.9. Delivery within the first 10 years of the plan (first and second phases) meets and exceeds the required OAN five year need in these periods, but there is a significant shortfall in the final phase of the plan and a lack of identified broad locations which could come forward for growth, resulting in an identified capacity of less that 25% of that required to meet needs.

Figure 2: Housing Trajectory 2020-2035 by component



	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
Brownfield Register	79	79	79	79	79	79	79	79	79	79					
Windfall	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141
Site Allocations WOB	118	118	118	118	118	466	466	466	495	495	560	560	560	560	560
Site Allocations GWC	71	128	400	400	400	880	823	547	547	547	388	388	388	388	388
Site Allocations ROB	36	36	36	36	36	288	288	335	381	381	188	178	130	130	130
Phased Pipeline Schemes	1106	831	793	1343	1169	261	144	144	73						
Non Phased Schemes	302	764	462												
Target(Per Annum)	1782	1782	1782	1782	1782	1782	1782	1782	1782	1782	1781	1781	1781	1781	1781
Net Projection	1854	2097	2030	2117	1944	2115	1941	1713	1717	1644	1276	1267	1219	1219	1219

Non Phased Schemes · Phased Pipeline Schemes · Site Allocations ROB · Site Allocations GWC · Site Allocations WOB · Windfall · Brownfield Register · Target(Per Annum) · Net Projection

Stage 4b: Risk Assessment

5.10. The NPPG requires that risk assessment is carried out to ensure the expected development trajectory is robust and that relevant risks to delivery are identified and mitigated. The sites assessed in this study have been subject to review by members of the Spatial Planning team, as well as ad-hoc engagement with landowners as to the relevant timescales for development to come forward. Several key risks have been identified to the delivery of sites within the study, these being:

Table 3: Risk Assessment	
Risk	Mitigation
Potential risk that development is delayed due to the inherent risks involved in the delivery of development schemes.	Work closely with landowners to ensure sites come forward at such a rate that they ensure a competitive return to landowners and meet market demand through the phasing of development to appropriate timescales through the site allocation process.
Potential risk that development is delayed due to the inherent risks involved in the delivery of development schemes.	Suggested mitigation: work closely with landowners to ensure sites come forward at such a rate that they ensure a competitive return to landowners and meet market demand through the phasing of development to appropriate timescales through the site allocation process.
Potential risks of delivery of major infrastructure to support increased densities on large sites as part of regeneration.	Suggested mitigation: sites have been phased over a longer time period with less units per year in order to reflect greater uncertainty. The council will ensure that developments are only bought forward where infrastructure has been secured.
Potential risks in ability to deliver small sites to support growth, including windfall rates envisaged in Draft London Plan	Suggested mitigation: preparation of design codes could support greater certainty on these types of developments. Discount of 50% applied in assessment to potential sites.
Potential risk in not meeting the objectively assessed need for the plan period	The West of Borough is constrained by the fact that much of the undeveloped land is designated Green Belt, which represents a constraint to the options for development. The Green Belt in Hounslow is exclusively located in the WoB, and whilst fragmented in nature, it occupies land to the east of Heathrow airport along the M4 and A4 corridors, open land surrounding Feltham and along the Crane Corridor and on the south western fringes of the borough between Feltham and Spelthorne district. A study undertaken for the council by Consultants Arup has found that there are areas of Green Belt which have the potential to be removed from the Green Belt and considered for development for alternative uses. Under national policy, exceptional circumstances are

	required to be demonstrated to justify any alteration to Green Belt boundaries Where exceptional circumstance exist to justify de-designation, these sites should be assessed to help meet the objectively assessed need for employment and housing

Stage 4c: Assessment Review

5.11. The assessment indicates that there are insufficient sites and broad locations identified to accommodate the objectively assessed need for housing & employment over the plan period. The NPPG states that where such a conclusion is arrived at, in the first instance, the Council should revisit their assessment in order to:

- Carry out a further call for sites or;
- Change assumption about the development potential of particular sites
- Applying a range of densities to sites that reflect accessibility and potential of different areas and locations well served by public transport.

5.12. The council carried out a separate formal call for sites exercise in 2016 and invitations to suggest sites alongside the Local Plan reviews issues consultation in 2015 and Preferred options consultation in 2017. The Council has also engaged extensively with developers, landowners and the Council Assets and HRA teams over the preparation of the plan which has given us a comprehensive list of sites in the borough.

5.13. Proposals to change assumptions regarding sites, specifically relating to densities has been fully explored in the assessment through the application of the density by design approach, in line with the requirements in the Draft London Plan which themselves reflect the NPPG.

5.14. Therefore, consideration was given to the potential for policies and constraints to change suitability of sites which could enable additional capacity and as broad locations for growth this also included recommendations from a study undertaken for the council by Consultants Arup which has found that there are areas of Green Belt which have the potential to be removed from the Green Belt and considered for development for alternative uses. Where necessary site capacities and development potential assumptions such as density and net developable area were appraised on a site by site basis on these recommended sites for removal from green belt.

5.15. Several sites in the West of Borough form part of parcels identified in the Green Belt Review (Stage 1) as not meeting the purposes of the Green Belt. These sites are:

- Land at South Bedfont (10 ha)
- Land at Bedfont Gardens (6.9ha)
- Land at Southville Crescent (1.5ha)
- Land at Lower Feltham West (2.3ha)
- Land at Mayfield Farm (41ha)
- Land South of Hatton Road (40ha)
- Land at Fagg's Road (1.79Ha)
- Land Central Park Trading Estate (4.1Ha)

- Ron Smith Recycling, Green Lane (2.5Ha)
- Vacant Land at Dick Turpin Way (3.79Ha)
- Tyburn House (0.1Ha)

5.16. The Employment Land Review identifies the opportunity to meet the councils significant need for industrial land in the West of Borough study at two sites – a proposed extension to Radius Park (40,000 sqm) and identifies Land at Mayfield Park known in the study as land north west of Clockhouse Roundabout (120,000 sqm) as the best locations to meet this need. This makes the sites highly suitable for employment development to meet needs in the plan period.

5.17. The proposed Southern Rail Access (SRA) to Heathrow would provide a significant infrastructure investment in the West of Borough, primarily through the provision of a new station serving Bedfont and leading to an increased in both the Public Transport Accessibility Level of the area and significant increase to the accessibility of the area to and from the airport, Hounslow and Feltham Town Centres and Central London. This invest is expected to start construction in the 5-10 and be available in the 10-15 year period of the plan. This would lead to a significant increase in the suitability of the site for development.

5.18. Therefore, these sites were re-assed considered that they could become suitable if constraints were overcome through the development of the SRA and the release of the sites from the greenbelt for developable land. Assessments can be found at Appendix 2.

5.19. These were assessed using density by design and resulted in the following capacities being estimated:

Table 4: Results of Stage 4c

Site	**Residential Units**	**Employment - Office**	**Employment - Industrial**
Land at Mayfield Farm	*2060*	*115,000*	
Land at South Bedfont	910		
Land at Bedfont Gardens	650		
Land at Lower Feltham West	130		
Land at Southville Crescent	120		
Land at Central Park Trading Estate	0		5850
Ron Smith Recycling, Green Lane	0		8,420
Vacant Land at Dick Turpin Way	0		11,900
Land South of Western International Market	0		15,800
Space Waye Recycling Centre	0		*Waste Site*

Land South of Hatton Road	0		145,000
Land at Fagg's Road			6000
Tyburn House			400
Subtotal, Identified Sites where constraints can be overcome	1810	0	193,370
Existing Dwellings/Floorspace	0	0	23,570
Total Identified Sites where constraints can be overcome (Net)	1810	0	169,800
Total, Other Capacity Sites (Net)	16,840	87,000	93,600
Total Delivery over Plan Period (Net)	18,650	87,000	263,400
OAN	28,665[4]	148,241[5]	182,770[3]
Total Safeguarded Sites (Net)	*2060*	*115,000*	*0*
Total with Safeguarded Sites	*20,710*	*202,000*	*263,400*

5.20. These sites are considered to be highly achievable and available and would support meeting objectively assessed needs in the last part of the plan period if the constraints can be considered overcome. The sites have therefore been allocated in the third phase of the plan, while Land at Mayfield Farm is identified as a broad location future growth with the delivery of the SRA.

5.21. When taken into consideration with the Housing Trajectory, this resulted in an additional identified housing capacity for development of 1737 units over the plan period, begin total capacity in the plan period to 27,107 units, as shown in Figure 2, overleaf.

5.22. On this basis, the plan can deliver objectively assessed needs over the Plan Period with an appropriate buffer.

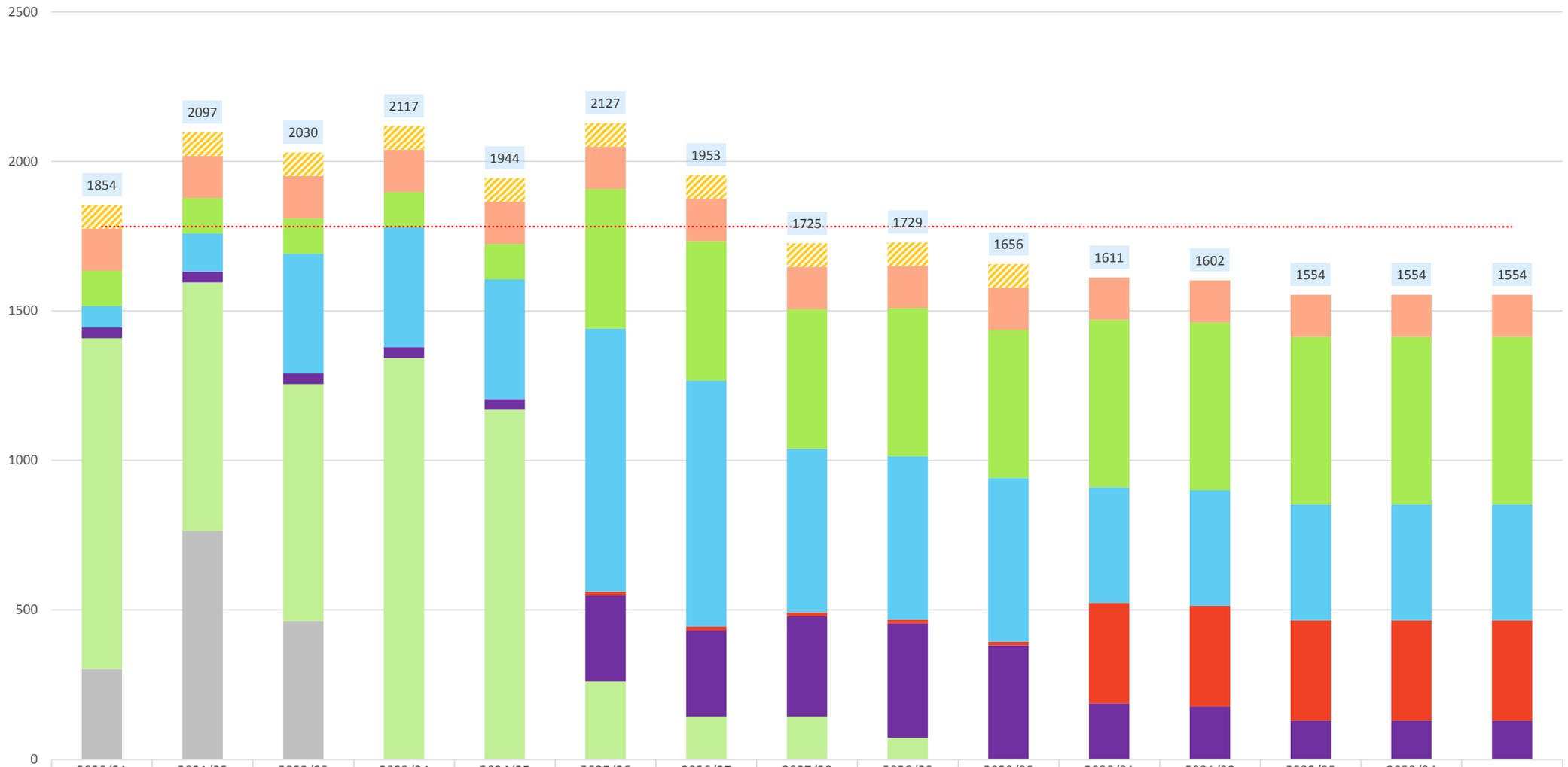
6. Stage 5: Conclusions & Final Evidence Base

6.1. In line with NPPF the following set of core outputs was produced from the assessment and outlined in the findings section to ensure consistency, accessibility and transparency:

- A list of all sites or broad locations that have been considered assessing whether they are suitability, availability, achievability and viability of sites to determine whether they can be realistically expected to be developed (Stage2 and Appendix 1)
- The potential type and quantity of development that could be delivered on each site/broad location (Appendix 1)
- Assessment of sites where constraints can be overcome (Appendix 2)
- An example of the Density by design approach (Appendix 3)
- Flood Risk Sequential and Exceptions Test Assessment (Appendix 4)
- An indicative trajectory of anticipated development and consideration of associated risks; (See stage 4)
- A detailed summary of the overall deliverable and developable land supply position for the plan area from 2019 to 2034

[4] Hounslow Strategic Market Assessment (2018)
[5] Hounslow Strategic Employment Background Paper (2019)

Figure 3: Housing Trajectory 2020-2035 by component, including sites where constraints can be overcome



	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	
Brownfield Register	79	79	79	79	79	79	79	79	79	79					
Windfall	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141
Site Allocations WOB	118	118	118	118	118	466	466	466	495	495	560	560	560	560	560
Site Allocations GWC	71	128	400	400	400	880	823	547	547	547	388	388	388	388	388
Sites where Constraints can be overcome	0	0	0	0	0	12	12	12	12	12	335	335	335	335	335
Site Allocations ROB	36	36	36	36	36	288	288	335	381	381	188	178	130	130	130
Phased Pipeline Schemes	1106	831	793	1343	1169	261	144	144	73						
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Net Projection	1854	2097	2030	2117	1944	2127	1953	1725	1729	1656	1611	1602	1554	1554	1554

Non Phased Schemes · Phased Pipeline Schemes · Site Allocations ROB · Sites where Constraints can be overcome · Site Allocations GWC
Site Allocations WOB · Windfall · Brownfield Register · Target(Per Annum) · Net Projection

7. Flood Risk Sequential and Exceptions Tests for Capacity Sites Proposed for Allocation

Background

7.1. Hounslow is situated on the River Thames, and also contains its confluence with the River Brent, at Brentford. Both rivers create a small risk of fluvial and, in the case of the Thames, tidal flooding. The rivers have been an important driver of historic urban development, with many major sources of brownfield land being in close proximity, or adjacent. However, these areas are also well supported by flood defences which place them typically at a small level of increased risk from flooding. The borough also has significant growth needs, which must be accommodated in a sustainable way and in line with the requirements of the NPPF.

7.2. The SACA indicates that objectively assessed needs are likely to mean that some development is required in medium-to-high risk flood zones: 2 or 3a. In line with the approach to flood risk in national policy, the following assessment considers whether potential development sites in the flood zones need to and can pass the sequential and exception tests.

Introduction

7.3. This appendix forms demonstrates compliance with the sequential test for the Capacity Sites Identified in the Report, where these sites have been taken forward for allocation. The sites have been allocated to support meeting objectively assessed needs and that the borough has the necessary infrastructure needed to support the anticipated level of housing growth set out in the borough's Local Plan and can deliver this housing growth.

7.4. The West London SFRA (Level 1) forms the basis for the assessment, alongside the main SACA report and the Draft Submission Consultation West of Borough Local Plan Reviews Integrated Impact Assessment (IIA) and GWC IIA (June 2019). It follows guidance set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance on flood risk. The test requires that where sites are allocated for development in areas at risk of flooding (flood zones 2 and 3), it should be demonstrated that there are no sites reasonably available in areas of lower flood risk and are suitable for the proposed development.

7.5. The information in the level 1 SFRA and the IIA has been used to determine whether a potential development location can pass the sequential and exception Test as defined in the NPPF, demonstrating that any infrastructure critical to the delivery of the Local Plan has a reasonable prospect of delivery. This includes any necessary flood risk infrastructure to enable development to remain 'safe' in compliance with NPPF and the accompanying Planning Practice Guidance.

7.6. It should be noted that whilst this document sets out whether a site can pass the exceptions test in principle based on the level 2 SFRA, in real terms the exceptions test can only be passed at the planning application stage where a suitable site specific flood risk assessment demonstrates that the development will be safe and not increase flood risk elsewhere.

Policy Background

National Policy

7.7. For the purposes of applying the sequential test, the definition of 'flood risk' is taken from the NPPG and refers to:

> *'A combination of the probability and the potential consequences of flooding from all sources – including from rivers and the sea, directly from rainfall on the ground, surface and rising groundwater, overwhelmed sewers and drainage systems and from reservoirs, canals, lakes and other artificial sources.'*

7.8. The Environment Agency (EA) provides mapping of flood risk arising from sea and river sources and is available at https://flood-map-for-planning.service.gov.uk/. This mapping does not taking into account the presence of flood defences nor does it account for the potential impact of Climate Change, including sea-level rise and extreme weather events.

7.9. Flood risk is mapped according to the probability of flooding which is expressed in three different flood zone:

Table **5** – Flood Zone Definitions	
FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or Land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map).
Zone 3a* (High Probability)	Land having 1 in 100 or greater annual probability of river flooding; or Land having 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map).
Zone 3b* (The Functional Floodplain)	This zone comprises land where water has to flow or be stored in times of flood. **(Not separated distinguished from Zone 3a on the Flood Map).**

7.10. Proposed Allocations within Flood Zones 2 and 3 (a and b) must always address the requirements of the Sequential Test in line with the approach set out by Government policy as elaborated in this guidance note.

7.11. Paragraph 19 of the National Planning Practice Guidance (NPPG) on Flood Risk and Coastal Change explains that the Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment (SFRA) Level 1 for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding),

applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

7.12. Table 2 categorises different types of uses & development according to their vulnerability to flood risk. Table 3 maps these vulnerability classes against the flood zones set out in Table 6 to indicate where development is 'appropriate' and where it should not be permitted. These Flood Zones refer to the probability of river and sea flooding, ignoring the presence of defences. They are shown on the Environment Agency's Flood Map for Planning (Rivers and Sea), available from the Environment Agency.

Table 6 Flood Risk Vulnerability Categorisation
Essential Infrastructure - Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk. - Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood. - Wind turbines.
Highly Vulnerable - Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding. - Emergency dispersal points. - Basement dwellings. - Caravans, mobile homes and park homes intended for permanent residential use. - Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure').
More Vulnerable - Hospitals - Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. - Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels. - Non–residential uses for health services, nurseries and educational establishments. - Landfill* and sites used for waste management facilities for hazardous waste. - Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. " * " Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.
Less Vulnerable - Police, ambulance and fire stations which are not required to be operational during flooding. - Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'More Vulnerable' class; and assembly and leisure. - Land and buildings used for agriculture and forestry. - Waste treatment (except landfill* and hazardous waste facilities).

- Minerals working and processing (except for sand and gravel working). - Water treatment works which do not need to remain operational during times of flood. - Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
Water-Compatible Development - Flood control infrastructure. - Water transmission infrastructure and pumping stations. - Sewage transmission infrastructure and pumping stations. - Sand and gravel working. - Docks, marinas and wharves. - Navigation facilities. - Ministry of Defence installations. - Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. - Water-based recreation (excluding sleeping accommodation). - Lifeguard and coastguard stations. - Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. - Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Source: NPPG Paragraph: 066 Reference ID: 7-066-20140306

Table 7 Flood Risk vulnerability classification[6]

	Essential infrastructure	**Highly vulnerable**	**More vulnerable**	**Less vulnerable**	**Water** compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception test required	✓	✓	✓
Zone 3a	Exception test required	×	Exception test required	✓	✓
Zone 3b: functional floodplain	Exception test required	×	×	×	×

The Sequential Test

7.13. Planning Practice Guidance requires inappropriate development in areas at risk of flooding (i.e. in flood zones 2 and 3 or land within flood zone 1 which has critical drainage problems) to be avoided

[6] Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts. In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood. In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:
remain operational and safe for users in times of flood; result in no net loss of floodplain storage; not impede water flows and not increase flood risk elsewhere. (NPPG)

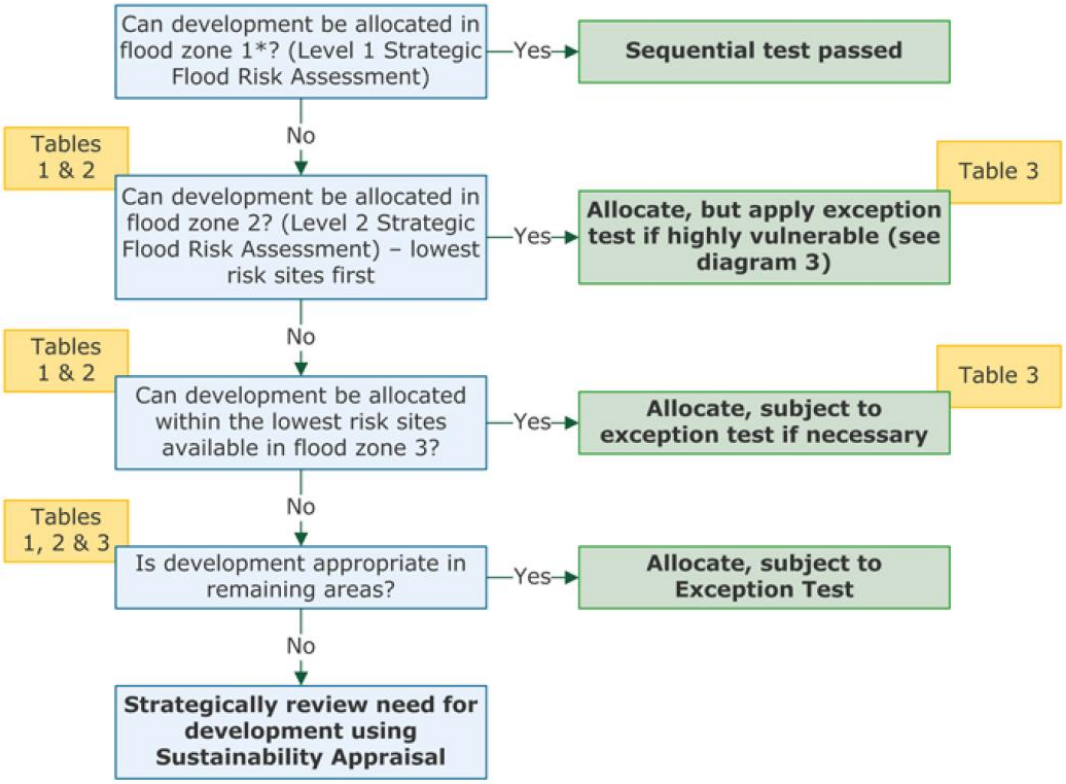
by directing development away from areas at highest risk. Where development is necessary, it is required that it is made safe without increasing the risk of flooding elsewhere.

7.14. Thus, the aim of the sequential test is to steer new development to areas where the probability of flooding is the lowest. Within Hounslow, this means guiding vulnerable development, wherever possible, into flood zone 1(areas with low probability of flooding). This requires that development can be located in flood zone 2 and then flood zone 3 only if there are no reasonably available sites in flood zone 1. Within each flood zone, new development should also be directed to sites at the lowest probability of flooding from all sources (as indicated by the Tower Hamlets SFRA).

7.15. A local planning authority allocating land for development must demonstrate that it has considered the range of possible options in conjunction with the flood zone information from the SFRA and vulnerability of development and has applied the sequential test, and where necessary the exception test, in the site allocation process.

7.16. The sequential test should be used to demonstrate that reasonably available alternative sites have been tested for each site allocation within the Local Plan 'Reasonably available' sites as defined in this document are those which have resulted from the site selection process and are stated within the proposed submission version of the Local Plan. The process of applying the Sequential Test in the preparation of a Local Plan is illustrated in figure 3, below.

Figure 3: Flood Risk Assessment Steps



7.17. The NPPG sets out that an LPA should this can be undertake the sequential and exception tests directly or, ideally, as part of the sustainability appraisal (Integrated Impact Assessment IIA). Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in

the IIA report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

The Exception Test

7.18. Paragraph 160 of the NPPF sets out that requirement for the application of the exception test as a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

7.19. The test has two parts which require demonstration of wider sustainability benefits to the community and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall. It States[7]:

> a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
>
> b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

7.20. To satisfy part one of the test, local planning authorities will need to consider what criteria they will use in this assessment, having regard to the objectives of their Local Plan's Sustainability Appraisal IIA framework, and provide advice which will enable applicants to provide the evidence to demonstrate this part of the Exception Test is passed.

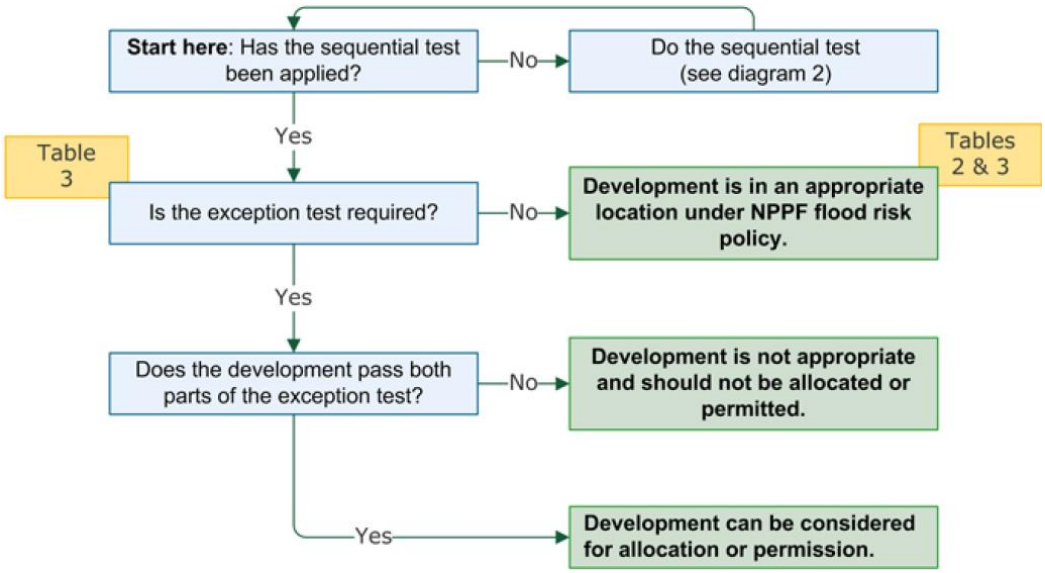
7.21. If a planning application fails to score positively against the aims and objectives of the Local Plan IIA or Local Plan policies, or other measures of sustainability, the local planning authority should consider whether the use of planning conditions and/or planning obligations could make it do so. Where this is not possible, the Exception Test has not been satisfied and planning permission should be refused.

7.22. To satisfy part 2 (and detailed in figure 4, below) of the test, the developer must provide evidence to show that the proposed development would be safe and that any residual flood risk can be overcome to the satisfaction of the local planning authority, taking account of any advice from the Environment Agency. The developer's site-specific flood risk assessment should demonstrate that the site will be safe and that people will not be exposed to hazardous flooding from any source. The following should be covered by the flood risk assessment:

- the design of any flood defence infrastructure;
- access and egress;
- operation and maintenance;
- design of development to manage and reduce flood risk wherever possible;
- resident awareness;
- flood warning and evacuation procedures: and
- any funding arrangements necessary for implementing the measures.

[7] NPPF (2019) Paragraph 160

Diagram 4: Sequential Assessment Steps



7.23. Satisfying the Exception Test involves consideration of the reasons behind the selection of the site for development (from the sustainability appraisal), as well as consideration in planning and design, such that the site will remain safe and operational in the event of flooding. This may involve demonstrating that:

- A sequential approach is taken to development site layout, such that within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- Buildings are designed to be appropriately flood resilient and resistant, with essential services remaining functional in the event of flooding, and quick recovery following a flood;
- there is a safe means of access and egress during a flood event;
- Emergency evacuation procedures are developed, to be utilised following receipt of a flood warning;
- Priority is given to the use of sustainable drainage systems

7.24. Hounslow is a heavily built up urban area, with a small proportion of the borough located within Flood Zone 3a of the River Thames; therefore on a small number of sites the requirements of the Exception Test may need to be satisfied for 'more vulnerable' e.g. residential, development in this area.

7.25. In order to provide a background for assessment of part 1of the exceptions test, the Objectives of the Local Plan Reviews Integrated Impact Assessments (IIA), based on those in the Local Plan 2015 IIA are set out in table 8, overleaf.

Table 8: Local Plan Review Integrated Impact Assessment Sustainability Appraisal (SA) Objectives

Objectives	Sub-objectives	Issues
Topic 1 - Air quality and noise		
1. Improve and protect air, land and water quality in the Borough	• Reduce sources of pollution • Result in improvements in air quality	• The entire Borough is designated as an AQMA due to levels of NO2 • Road transport is the major source of NO2 emissions in the Borough • Traffic congestion is a limit on economic growth in the Borough and harmful to the environment • Climate change may lead to additional deteriorations in air quality • Noise levels in the Borough are particularly high as a result of Heathrow
2. Reduce noise pollution	• Reduce levels of noise and disturbance	
3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport)	• Encourage alternatives to travel by private motor vehicle • Improve sustainable transport access and infrastructure	
Topic 2 - Biodiversity and green infrastructure		
4. Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats)	• Protect and enhance wildlife habitats • Restore the full range of characteristic habitats and species to viable levels	• The Borough is home to a wide range of sites designated for their importance to biodiversity • There are large quantities of open space in the Borough, much of which is of a multi-functional nature • The condition of the Borough's two SSSIs could be improved upon • Some areas of brownfield land in the Borough are of importance to biodiversity • Areas of the Borough are without easy access to Public Open Space, particularly in dense urban areas
1. Improve and protect air, land and water quality in the Borough	• Reduce sources of pollution • Development on land with the least environmental / amenity value	
5. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents	• Increase access to leisure facilities (Inc. parks, woodlands) • Improve the quality and quantity of publically accessible greenspace	
6. Promote high quality urban design and the use of sustainable construction	• Encourage the incorporation of green infrastructure	
Topic 3 - Climate change		
7. Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change	• Minimise demand for raw materials • Minimise need for energy • Increase the share of energy from renewable sources	• Despite recent falls, CO2 emissions per capita in the Borough remain above regional levels • Average domestic gas and electricity consumption per customer in the Borough is high compared to London • Some areas of the Borough are poorly served by public transport,
3. Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling, and public transport)	• Encourage alternatives to travel by private motor vehicle • Improve sustainable transport access and infrastructure	

Table 8: Local Plan Review Integrated Impact Assessment Sustainability Appraisal (SA) Objectives 9 (cont.)

Objectives	Sub-objectives	Issues
6. Promote high quality urban design and the use of sustainable construction	• Increase energy efficiency • Promotes sustainable construction methods and materials • Increase opportunities to recycle and compost • Reduce vulnerability to climate change and exploit any benefits	particularly in the west and out of centre • There is the potential to increase the number of journeys by bicycle • Composting and recycling rates have risen in the Borough but others in London perform better
Topic 4 - Community and well-being		
8. Maintain and improve the health of the population	• Promote healthy lifestyles • Increase levels of physical activity • Reduce health inequalities	• The population of the Borough has been rising and is projected to continue to do so in future • Older people are expected to become an increasingly large proportion of the population • The Borough is relatively affluent but suffers from notable areas of persistent deprivation, particularly in the west and south • The life expectancy of Borough residents has been rising, but health inequalities persist • Obesity is a concern, particularly amongst children • There are low levels of physical activity amongst residents • There are rising numbers of students in the Borough and a shortage of school in areas • Educational attainment is mixed, as the Borough has a regionally high proportion of residents with higher qualifications and no qualifications • Rates of crime in the Borough have declined over the past ten years.
9. Reduce crime and the fear of crime	• Reduce levels of crime and fear of crime	
11. Improve opportunities for developing community cohesion and increase understanding and learning between communities	• Provide more equal access to opportunities • Reduce disparities in income levels	
5. Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents	• Increase access to leisure facilities (Inc. parks, woodlands) • Improve the quality and quantity of publicly accessible greenspace • Encourage more shops, better services in town centres • Promotes services that address the needs of the elderly • Ensures that a good education is attainable by all	
10. Improve the quality of where people live through sustainable regeneration that makes use of existing assets	• Contribute to local regeneration, help deprived areas • Encourage entrepreneurial activity in disadvantaged areas	
6. Promote high quality urban design and the use of sustainable construction	• Contributes to improved accessibility • Promotes the use of secured by design principles • Encourages the incorporation of green infrastructure • Considers the needs of the elderly through good design	

Table 8: Local Plan Review Integrated Impact Assessment Sustainability Appraisal (SA) Objectives 9 (cont.)

Objectives	Sub-objectives	Issues
Topic 5 - Cultural heritage and landscape		
12. Conserve and enhance the quality and character of the Borough's landscape and townscape, including heritage assets	• Protect designated and undesignated historic sites and areas of significance • Recognise and protect landscape character • Maintain / enhance built and historic character • Conserve and enhance regional diversity and local distinctiveness	• The Borough contains many heritage assets, with some assets being 'at risk' • There are a range of landscape character types across the Borough
6. Promote high quality urban design and the use of sustainable construction	• Enhance local character, streetscape and townscape to strengthen sense of place	
Topic 6 - Economy and employment		
13. Provide opportunities and benefits to the local economy, especially in town centres	• Diversify the economy, increase resilience to external shocks • Generate diverse new jobs for the area • Support and encourage the growth of small and medium size business • Increase the competitiveness of the Borough • Enhance the role and position of the town centres • Promote access to local shopping centres and protects them	• The economy of the Borough is considered competitive and is dominated by Heathrow • Traditional industry has declined, with a move to service sector opportunities • Hounslow and Chiswick are major centres regionally, whilst Feltham and Brentford are undergoing regeneration • Local shopping centres have low vacancy rates, but there are areas of deficiency in terms of access to a centre • Traffic congestion is a limit on economic growth in the Borough and harmful to the environment • The majority of business in the Borough are small and young, with strong local supply chains • Unemployment has risen following the 2008-recession, but remains in line with regional figures • Hounslow residents are more likely to work in lower order occupations, with higher level workers employed from outside the Borough • Household incomes are slightly lower than the London average.
14. Maintain and enhance the importance of Hounslow as an employment centre in the West – London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations	• Create opportunities for the unemployed • Provide a satisfying job or occupation for everyone who wants one • Encourage the provision of more locally based skills and facilities	
11. To improve opportunities for developing community cohesion and increase understanding and learning between communities	• Provide more equal access to opportunities • Reduce disparities in income levels	
10. Improve the quality of where people live through sustainable regeneration that makes use of existing assets	• Contribute to local regeneration, help deprived areas • Encourage entrepreneurial activity in disadvantaged areas	

Table 8: Local Plan Review Integrated Impact Assessment Sustainability Appraisal (SA) Objectives 9 (cont.)

Objectives	Sub-objectives	Issues
Topic 7 - Housing		
15. Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	• Increase access to decent and affordable housing • Ensure that all have access to suitable housing • Provides for the needs of Gypsy & Traveller groups	• There is strong demand for housing, with the number of households in Hounslow increasing at a faster rate than the population • Property prices in the Borough are well above the national average, but below the average for London • Overcrowding is a concern in the Borough, with dwelling generally of a smaller than average type • There is a relatively small amount of social housing in Hounslow, high waiting lists, and increasing need • There are high levels of affordable housing need in the Borough, particularly to the west and in central Hounslow. • BME groups are proportionately more likely to be in housing need • The Borough provides a large proportion of London's Gypsy and Traveller accommodation needs
Topic 8 - Soil contamination and sustainable land use		
1. Improve and protect air, land and water quality in the Borough	• Minimise the development of Greenfield land • Development on land with the least environmental / amenity value • Reduce vacant buildings and bring derelict land into use	• The Borough's industrial past has led to land requiring remediation • The large majority of recent new housing in the Borough has been on brownfield land
Topic 9 - Water quality and water resources		
1. Improve and protect air, land and water quality in the Borough	• Reduces the risk of flooding from all sources • Improve the water quality of rivers and groundwater supplies • Limit water consumption to levels supportable by natural processes	• Hounslow is in an area considered to be considerably water stressed • Rates of water consumption need to fall if 2030 targets are to be met • Water quality is important to the Borough's biodiversity, particularly at Syon Park • Just one of the Borough's watercourses is in good ecological condition • Around 15% all properties in the Borough are at risk from flooding • Climate change may increase both the frequency and the severity of flood events
6. Promote high quality urban design and the use of sustainable construction	• Promotes the use of sustainable urban drainage systems • Reduces vulnerability to climate change and exploit any benefits • Encourages increased water efficiency	

Evidence Base for the Assessment

7.26. The following table 9 sets out the evidence base studies that support the Screening Assessment and Flood Risk in Hounslow

Table 9: Evidence Base for Assessment	
Evidence Base	**Date/ Organisation**
National Planning Policy Framework (NPPF)	February 2019 / MHCLG
National Planning Policy Guidance (NPPG) Flood Risk and Coastal Change	Various up to 2020 / MHCLG
Thames Estuary 2100	2012 / Environment Agency
Thames river basin district River basin management plan	2016 / Environment Agency
Environment Agency Flood map for Planning	2019 / Environment Agency
West London Strategic Flood Risk Assessment – Level 1	2018 / West London Authority
LB Hounslow Strategic Flood Risk Assessment – Level 2 (Updated 2020)	2020 / LB Hounslow
LB Hounslow WOB LPR IIA	2019 / LB Hounslow
LB Hounslow GWC LPR IIA	2019 / LB Hounslow
LB Hounslow Local Plan IIA	2015 / LB Hounslow

Assessing windfall sites

Windfall sites within flood zones 2 and 3 will be subject to the sequential test (and exception test if required) on a case-by-case basis in accordance with policy EQ3 of the Local Plan.

8. Results of the Sequential and Exceptions Assessment

8.1. The results of the Sequential Test are split between those sites assessed as being within Flood Risk Zone 1 and Zones 2 & 3, at Appendix 4 & 5.

8.2. The results of the exceptions test for sites identified in table Appendix 5 as requiring one, are set out in Appendix 6.

9. Appendix 1: SACA Site Assessments

SUB ID	Site Name	Site Source	Suitability	Considered Suitable?	Availability	Considered Available?	Achievability	Considered Achievable ?	Taken forward to Cap Assessment?	Indicative Capacity (Residential Units)	Indicative Employment Capacity (Offices B1a)	Indicative Employment Capacity (Industrial B1c/B2/B8)
1	HOLP3 - Empire House	Adopted Site Allocation	The site is an existing vacant office tower (B1a) with retail (A1) with an existing Prior Approval for conversion from offices to residential development. Site is allocated in an existing plan for mixed use development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site The council's planning department considers that in principle the site can be bought forward for development. Site is within a Key Existing Office Location: employment would be suitable use. The site is in PTAL zone 5 a "good" location regards public transport, and located within a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period. However, there is a constraint in terms of surrounding listed heritage assets and the Turnham Green Conservation area which will inform the location and scale of development.	Yes	Site is in single ownership with an owner who has engaged with the council to indicate the site is available for development.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	110	0	0
2	HOLP22 - 69 to 77 Boston Manor Road	Adopted Site Allocation	Site is an existing Listed (Grade 2) Building which is in active use as Offices (B1a). The council's planning department considers that in principle the site can be bought forward for development. The site is allocated in an existing plan for mixed use. The site is located adjacent to the raised section of the M4 motorway and Boston Manor Road: Significant noise and air quality mitigation needed. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site. Site is within an area of groundwater vulnerability; this may require remediation. The site is within PTAL zone 2 a “poor” location regards public transport, and is not close to town centres, but is close to employment areas. Constraints are considered to be able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Site was allocated and was therefore achievable at time of Local Plan 2015. No response from landowner to suggest site has become unavailable, therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	20	0	0

3	HOLP50 - Lampton House	Adopted Site Allocation	Site is an existing office building in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is allocated in an existing plan for mixed use development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is far from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	90	0	0
4	HOLP47 - Vacant site, Hanworth Road, Hanworth Road,TW3 3UA	Adopted Site Allocation	The site contains several buildings in residential and commercial uses and a large area of vacant land. The council's planning department considers that in principle the site can be bought forward for development. The site is allocated in an existing plan for mixed use. Site is within an area of Groundwater Vulnerability and an Industrial History Site; this may require remediation. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Site was allocated and was therefore achievable at time of Local Plan 2015. No response from landowner to suggest site has become unavailable, therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	90	0	0
5	HOLP48 - Bus Garage ,Kingsley Road,TW3 1PA	Adopted Site Allocation	The site is an existing Bus Garage , car park, retail and residential development in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is partially within a Town Centre. Site is partially within a Key Existing Office Location: employment would be a suitable use. Site is an industrial history site and an area of ground water vulnerability; there may be contamination and pollution issues requiring remediation. Site is partially within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is within PTAL zone 6a an “excellent” location regards public transport, is partially within a town centre and is close to employment areas. Constraints are considered to be able to be overcome; therefore site is suitable to accommodate additional growth in the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	830	0	0

6	HOLP33 - Royal Mail Delivery Office	Adopted Site Allocation	Site is in use as a post sorting office in active use. Site is within a Key Existing Office Location: employment would be suitable use. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is allocated in an existing plan for residential use. Landfill zone of concern; this may require remediation. The site is in PTAL zone 5 a "very good" location in regards public transport, and is within town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Site was allocated and was therefore achievable at time of Local Plan 2015. No response from landowner to suggest site has become unavailable, therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	Yes	140	0	0
7	HOLP30 - Rugby Road	Adopted Site Allocation	Site is an existing building for storage and distribution (B8) with car parking. There is an existing refused permission for redevelopment of the site indicating site is considered suitable. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability, Landfill Zone of Concern site and an Industrial History Site; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	60	0	5700
8	HOLP39 Kingsley Road	Adopted Site Allocation	The site is an existing building in use as a youth centre with car parking. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is on the edge of a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period, where there is reprovision of community facility.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	30	0	0

9	HOLP46 - Staines Road West ,Staines Road,TW3 3LF (80 Staines Road)	Adopted Site Allocation	The site is an existing building in use as a Gym with car parking. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 5 an "very good" location in regards public transport, and is on the edge of a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	50	0	0
10	HOLP45 - Staines Road East ,Staines Road,TW3 3JS (34 Staines Road)	Adopted Site Allocation	The site is an existing building in use as a Supermarket with car parking. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is on the edge of a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	120	0	0
11	HOLP25 - South-west of Gillette Corner	Adopted Site Allocation	Site is brownfield land which is vacant. Site has an existing planning permission for employment development. Site is allocated in an existing plan for employment development. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	20	0	8950

12	HOLP 27 - Europa House	Adopted Site Allocation	Site is an existing building in use as an office (B1a). The site is allocated in an existing plan for mixed use development. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within Flood zone 2a and 3b: appropriate mitigation against flood risk must form part of the development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	20	2480	0
13	HOLP49 - Upstage, Spring Grove Road,TW3 4BE	Adopted Site Allocation	The site is an existing group of buildings in industrial use as a repair garage, with parking for vehicles. The council's planning department considers that in principle the site cannot be bought forward for development. Site is allocated in an existing plan for mixed use development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within the 63 dB LAeq 16hrs noise contour of Heathrow Airport. Family sized housing is not appropriate within this contour. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. Some landowners have expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	50	430	0

14	HOLP64 - Ashmead Depot	Adopted Site Allocation	Site is an existing works site with buildings and land in industrial uses in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is allocated in an existing plan for housing development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is an industrial history site and an Area of Groundwater Vulnerability; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1 a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	50	0	0
15	HOLP55 Builders Yard, 379-389 Staines Road	Adopted Site Allocation	The site is a building in vacant and was previously use as a builders yard, with parking for vehicles. The council's planning department considers that in principle the site cannot be bought forward for development. Site is allocated in an existing plan for residential development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Part of the south of the site is within the 63 dB LAeq 16hrs noise contour of Heathrow Airport. Family sized housing is not appropriate within this contour. Site is an industrial history site and area of Groundwater Vulnerability; there may be contamination and pollution issues requiring remediation. The centre of the site is in PTAL zone 2 a "poor" location in regards public transport, and moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment considers that Residential development is viable for this area of the borough.	Yes	Yes	20	0	580

16	HOLP52 Cavalry Barracks, Beavers Lane, Hounslow TW4 6HD	Adopted Site Allocation	The site is in active use as a military base, including accommodation and training facilities, but is planned to be vacated in the next five years. The council's planning department considers that in principle the site cannot be bought forward for development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is allocated in an existing plan for residential development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The centre of the site is in PTAL zone 2 a "poor" location in regards public transport, and moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment considers that mixed use development is viable for this area of the borough.	Yes	Yes	1000	0	0
17	HOLP7 Gillette Corner Gillette Corner, Great West Road, Isleworth TW7 5LW	Adopted Site Allocation	Site is a vacant listed (Grade 2) factory building with multiple built structures which are vacant. The principle of development for employment use has been established; site has an existing outline planning permission for employment and hotel development. Site is allocated in an existing plan for employment development. The council's planning department considers that in principle the site can be bought forward for development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site . Site is a Strategic Industrial Location; no net loss of industrial uses (B1c/B2/B8) and these are the appropriate uses. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 2 a "poor" location in regards public transport, and is far from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	240	0	47640

18	HOLP21 - Brentford Bus Depot	Adopted Site Allocation	Site is an existing industrial site which has been converted for residential development and works site with buildings and land in active use for storage and servicing of buses. Site is allocated in an existing plan for Mixed use. Site has existing permission for mixed use development if the bus garage can be re-provided on an appropriate alternative site. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and within an employment area. The ELR (2020) considers the site to be unlikely to be able to be intensified owing to its operation use. Constraints are not considered too able to be overcome owing to majority of site having implemented permission for mixed use development and lack of adequate alternative site for bus garage section of site, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
19	HOLP6 - BSKYB	Adopted Site Allocation	Site is in active use for a range of employment uses relating to media production with ancillary office uses. Site is allocated in an existing plan for employment development. The council's planning department considers that in principle the site can be bought forward for development. Site is a Strategic Industrial Location; no net loss of industrial uses (B1c/B2/B8) and these are the appropriate uses. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in a good location in regards to public transport, employment areas, and has good access to the road network, making it highly appropriate for employment uses. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	"Hounslow Viability Assessment considers mixed use development to be viable within this area.					

Active Planning Permission for site - this indicates developers consider it viable to develop the site."	Yes	Yes	0	52000	0							
20	HOLP8 - Boston Manor Park	Adopted Site Allocation	Site is an existing Historic Park with House which is publically accessible. Site is allocated in an existing plan for Open Space Improvements but not for any objectively assessed needs. Site is designated Metropolitan Open Land is considered to be performing strongly in this role. Part of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is with in an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1a, a "very poor" location in regards public transport, and is not close to town centres and or an employment area. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has indicated the site is unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0
21	HOLP9 - Gunnersbury Park	Adopted Site Allocation	Site is an existing Public Park which is publically accessible. Site is allocated in an existing plan for Open Space Improvements but not for any objectively assessed needs. Site is designated Metropolitan Open Land is considered to be performing strongly in this role. Part of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is with in an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 0 a location with "little or no access" in regards public transport, and is not close to town centres and or an employment area. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has indicated the site is unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0

22	HOLP61 - Feltham Arenas	Adopted Site Allocation	Site is an existing Park which is publically accessible. Site is allocated in an existing plan for Open Space Improvements but not for any objectively assessed needs. Site is designated Local Open Space and is a key open space for Feltham Town Centre. Part of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is with in an area of Groundwater Vulnerability and Landfill Site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints cannot be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has indicated the site is unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0
23	HOLP35 Land at Bell Road	Adopted Site Allocation	Site is an existing vacant site which has planning permission for redevelopment. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is within a town centre and employment area. The site has a current permission which will not be implemented, and therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	Yes	100	0	0
24	HOLP35 Land at Bell Road	All Team Meeting Site	Site is an industrial site with a mix of industrial uses. Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Multiple land parcels in fragmented ownership. Landowners have not indicated site is unavailable , initial investigation of the site indicates an existing established industrial and residential uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

25	Land Adjacent to Frank Towel Court garages	All Team Meeting Site	Site is open space in a housing estate with car parking. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome due to the significant negative impact that development would have on the amenity of overlooking properties, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	No	0	0	0
26	Site Adj to Travis Perkins site, Staines Road	All Team Meeting Site	Site is an existing industrial site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is partially within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is in PTAL zone 2 a "poor" location in regards to public transport, and is moderately close to town centres and employment areas. It is considered that constraints can be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

27	Land R/O 98 Field Road	All Team Meeting Site	Site is open land to the rear of residential properties. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards to public transport, and is not close to town centres or employment areas. It is considered that constraints cannot be overcome owing to the impact on the amenity on neighbouring properties; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0
28	17 St Dunstan's Road and r/o	All Team Meeting Site	Site is vacant brownfield land to the rear of residential properties. The council's planning department considers that in principle the site can be bought forward for development. Site is partially within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguards amenity of existing and future residents. Site is partially within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is in PTAL zone 2 a "poor" location in regards to public transport, and is not close to town centres or employment areas. Constraints are considered to be able to be overcome; therefore the site is suitable to accommodate limited infill for additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
29	Mr Lemon Carwash	All Team Meeting Site	The site is a carwash in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is in PTAL zone 2 a "poor" location in regards to public transport, and is moderately close to town centres or employment areas. It is considered that constraints can be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	"Hounslow Viability Assessment considers mixed use development to be viable within this area.					

Active Planning Permission for site - this indicates developers consider it viable to develop the site."	Yes	Yes	9	0	0							
30	Landscaping Northwest of Blenheim Centre	All Team Meeting Site	The site is an area of landscaped open land. The council's planning department considers that in principle the site can be bought forward for development. Site is within a Town Centre. Site is within a Key Existing Office Location: office would be a suitable use. The site is in PTAL zone 5 a "very good" location in regards to public transport, and is within a town centre and an employment area. It is considered that constraints cannot be overcome owing to the constrained nature of the site; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	No	0	0	0
31	Vacant Site Raleigh Road	All Team Meeting Site	The site is in use as an electricity substation an is a key piece of physical infrastructure. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within an existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguards amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards to public transport, and is moderately close to a town centre and an employment area. It is considered that constraints cannot be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response landowners to suggest site is available within plan period, and initial investigation of the site indicates an existing substation for critical infrastructure, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0

32	R/o 132 Hanover Avenue	All Team Meeting Site	The site is open land to the rear of gardens belonging to residential properties. The council's planning department considers that in principle the site can be bought forward for development. Site is an infill site within an existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguards amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards to public transport, and is moderately close to a town centre and an employment area. It is considered that constraints cannot be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established home with garden (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0
33	Gardens to rear of south side of Ellington Road	All Team Meeting Site	The site is open land to the rear of gardens belonging to residential properties. The council's planning department considers that in principle the site can be bought forward for development. Site is an infill site within an existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguards amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards to public transport, and is moderately close to a town centre and an employment area. It is considered that constraints cannot be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established home with garden (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0

34	Shalimar Hotel	All Team Meeting Site	The site is a hotel with car park and a car garage, both in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is in PTAL zone 4 a "good" location in regards to public transport, and is close to a town centre and an employment area. It is not considered that constraints can be overcome; due to the impact on the amenity of neighbouring properties, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
35	Shell Goldhawk Road	All Team Meeting Site	The site is a petrol service station in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is noted as having poor air quality and noise pollution impacts. Site will have contamination issues given existing use. The site is in PTAL zone 5 a "very good" location in regards to public transport, and is moderately close to a town centre and an employment area. It is considered that constraints cannot be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0
36	Ron Smith Recycling Green Lane	All Team Meeting Site	Site is in active use for a range of industrial uses relating to recycling and waste processing with ancillary uses. The council's planning department considers that in principle the site can be bought forward for development. Site is an identified waste site in the West London Waste Plan and Local Plan. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing weakly, but making a less important contribution to the strategic green belt. It is recommended for further consideration in combination or isolation. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but adjacent to an employment area. Constraints are not considered to be able to be overcome; therefore site is not considered suitable.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	No	0	0	0

37	Heathdale Avenue/Martindale Road	All Team Meeting Site	Site is a residential property with garden in active use. The council's planning department considers that in principle the site can be bought forward for development. The site is in PTAL zone 3 a "good" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established home with garden (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	No	0	0	0
38	Allotment garden in Wood Road	All Team Meeting Site	Site is brownfield in use as an allotment. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space which is in use as an allotment and therefore not publically accessible. Site is part of an area of special character; development would need to be of a scale and form sensitive to the area. The site is in PTAL zone 5 a "very good" location in regards public transport, but is not close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	No	0	0	0

39	Wellington Road South and Hanworth Road	All Team Meeting Site	Site is in active use with buildings in use as a retail unit. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, but is not close to town centres and employment areas. Constraints are considered not to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease or lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	No	0	0	0
40	Feltham Marshalling Yard	All Team Meeting Site	Site is greenfield land. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Green Belt and is considered to be poorly in the Green Belt Review but meets the purposes of Metropolitan Open Land. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in Single Ownership. Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

41	Avondale Gardens next to Heathlands school small site	All Team Meeting Site	Site is a vacant brownfield land. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	Yes	5	0	0
42	Argyle Avenue Hounslow	All Team Meeting Site	Site is a piece of garden land. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Access to the site is highly challenging owing to lack of road access. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established home with garden (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

43	Allotments Naswell Park Crescent	All Team Meeting Site	Site is Open land in use as allotment in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space but is not publically accessible. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
44	Allotments Roseberry Road	All Team Meeting Site	Site is Open Land in use as an allotment in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space but is not publically accessible. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

45	Allotment area next to sewage works	All Team Meeting Site	Site is Open Land in use as an allotment in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space but is not publically accessible. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
46	20 Hall Road	All Team Meeting Site	Site is currently buildings in active residential use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

47	Meadowland Farnall Road	All Team Meeting Site	Site is a open land which is in use as an allotment. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space but is not publically accessible. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is far from town centres and moderately far from employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
48	Allotment Gardens R/O Inwood Road	All Team Meeting Site	Site is a open land which is in use as an allotment. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space but is not publically accessible. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Part of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is far from town centres and moderately far from employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

49	75a and B Stanley Road	All Team Meeting Site	The council's planning department considers that in principle the site cannot be bought forward for development. Site has built structures currently in use for business and industrial uses. Site is part of an area of special character; development would need to be of a scale and form sensitive to the area. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site has multiple ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates existing established businesses present with possible long-term lease and or freehold arrangement, Therefore site is considered unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
50	Allotments James Street	All Team Meeting Site	Site is Open Land in as allotments in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space but not publically accessible. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, but is relatively close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

51	Site next to Travelodge Hotel Lampton Road	All Team Meeting Site	Site is vacant brownfield land. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and moderately far from employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
52	Garden Centre along Staines Road	All Team Meeting Site	Site is Open Land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Green Belt and is considered to be poorly in the Green Belt Review but meets the purposes of Metropolitan Open Land. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
53	Beavers Lane Camp South	All Team Meeting Site	Site is in active use with built structures for storage and distribution uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates existing established businesses present with possible long-term lease and or freehold arrangement, Therefore site is considered unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

54	Beavers Lane Shops, Chinchilla Drive	All Team Meeting Site	Site is brownfield land with buildings in active use for a mixture of retail and residential uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period and initial investigation of the site indicates an existing established retail and residential uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
55	Allotments North of Causeway, Hatton	All Team Meeting Site	Site is Open Land in use as allotments. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Green Belt and is considered to be Strongly Performing in the Green Belt Review. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not close to town centres or employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

56	Land at Hatton Road	All Team Meeting Site	Site is Open Land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
57	Vacant Land, Horsham Road, North of Longford River	All Team Meeting Site	Site is a piece of open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

58	Land North of Staines Road	All Team Meeting Site	Site is open landscaped land which vacant Site is local open space. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the significant negative impact that development would have on the amenity of overlooking properties and the conservation area and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
59	Land East of 535 Staines Road TW14 8BP	All Team Meeting Site	Site is open land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Landowners have indicated site is available.	Yes	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	Yes	3	0	0

60	Site at St Mary's Church, Hatton Road	All Team Meeting Site	Site is the grounds of a listed property. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the significant negative impact that development would have on the listed building and the conservation area and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established home with garden (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
61	Southville Playing Fields	All Team Meeting Site	Site is a piece of Open Space which is publically accessible. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

62	Fairholme School TW14 8ET	All Team Meeting Site	Site is in use for education uses as a school. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 0 a "little or no Access" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established school present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
63	Petrol Station Clockhouse Roundabout	All Team Meeting Site	Site is in use as a Petrol Station. The site is located adjacent to two major roads: Significant noise and air quality mitigation needed. Land Fill Zone of Concern: May Require Remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
64	Princes Club TW14 8QA	All Team Meeting Site	Site is a piece of open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing in the Green Belt Review. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

65	Allotment Snakey Lane	All Team Meeting Site	Site is Open Land in use as allotments in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt considered to be strongly performing in the Green Belt Review. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
66	Dairy Crest Site TW13 7NU	All Team Meeting Site	Site is in active use with built structures for storage and distribution and industrial uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt considered to be strongly performing in the Green Belt Review. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

67	Felthambrook Way Allotments TW13	All Team Meeting Site	Site is Open Land in active use as allotments. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt which is considered to be strongly performing in the Green Belt Review. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
68	Land South of Nallhead Road TW13 68S	All Team Meeting Site	Site is a piece of open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing in the Green Belt Review. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

69	Allotments, Church Road	All Team Meeting Site	Site is Open Land in active use as allotments. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing in the Green Belt Review Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
70	Land R/O Naval Club	All Team Meeting Site	Site is a piece of open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is recommended for designation as MOL in the Green Belt Review - development must be MOL compliant. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

71	Hanworth Park House	All Team Meeting Site	Site is listed historic mansion building. There is an existing expired permission for the site; indicating suitability. The council's planning department considers that in principle the site cannot be bought forward for development Site is designated Metropolitan Green Belt and is recommended for designation as MOL in the Green Belt Review - development must be MOL compliant. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area. However, developer has indicated it site is unachievable without enabling development.	No	No	0	0	0
72	Airman Pub, Hanworth Road	All Team Meeting Site	Site is brownfield land with buildings in active use as a Public House The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

73	Crane Park School TW13 5LN	All Team Meeting Site	Site is in use for education uses as a school. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established school present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
74	Works r/o South West Middlesex Crematorium	All Team Meeting Site	Site is a piece of open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is recommended for designation as MOL in the Green Belt Review - development must be MOL compliant. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

75	Vacant Plot York Way Hanworth	All Team Meeting Site	Site is brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Site: this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Landowners have indicated site is available.	Yes	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	Yes	5	0	0
76	Land adj 1 Heath Road	All Team Meeting Site	Site is brownfield land which is vacant. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

77	Hounslow Central Station and Car Park next door	All Team Meeting Site	Site is part of the railway network, with a station in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response landowners to suggest site is available within plan period, and initial investigation of the site indicates an existing station and railtrack which is raised above the surrounding area, indicating possible long term lease/freehold issues and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
78	Other side of Central Station - north to the railway	All Team Meeting Site	Site is in active use as a surface level car park and nursery. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period and initial investigation of the site indicates an existing established business uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

79	Next to Hounslow Station -Works	All Team Meeting Site	Site is in active use with built structures for storage and distribution and other industrial uses. The council's planning department considers that in principle the site can be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from all landowners to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
80	Old Windsor Public House	All Team Meeting Site	Site is brownfield land with buildings in active use as a Public House The council's planning department considers that in principle the site can be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

81	Thames Wale Close (Opposite Concorde Close)	All Team Meeting Site	Site is brownfield land which is vacant. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
82	Corner of Lampton Road and Alexandra Road	All Team Meeting Site	Site is an existing residential building. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

83	13 Lampton Road Terraces North	All Team Meeting Site	Site is in active use for several large homes and their gardens. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
84	Lampton Road South	All Team Meeting Site	Site is an existing residential properties and their gardens. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

85	Corner of Bath Road and A4	All Team Meeting Site	Site is brownfield land with buildings in active use as a Petrol Station The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site bounds the Bath Road and Staines road with significant noise and air pollution impacts. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
86	Opposite to Hounslow West Station (Whole parade)	All Team Meeting Site	Site is a parade of shops in active use. Site is within an area of Groundwater Vulnerability; this may require remediation. Site bounds the Bath Road and Staines road with significant noise and air pollution impacts. Site is in active use as a shopping parade in a large local centre: development should retain retail uses. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established businesses present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

87	79 Lampton Road	All Team Meeting Site	Site is in active use for a pair of residential properties. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
88	Bulstrode PH	All Team Meeting Site	Site is in active use for a public house. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location: office would be suitable use. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

89	Blackhorse PH	All Team Meeting Site	Site is in active use for a public house The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location: office would be suitable use. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
90	Corner of Spencer Road and	All Team Meeting Site	Site is currently in residential use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

91	Land to West of River Crane, Hounslow Heath	All Team Meeting Site	Site is Open Land in as allotments in active use The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt considered to be strongly performing in the Green Belt Review. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Part of Site within Flood Zones 3a/b Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
92	Along the River Crane (between the Golf Course and to the rail line)	All Team Meeting Site	Site is Open Land in as allotments in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt considered to be strongly performing in the Green Belt Review. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Part of Site within Flood Zones 3a/b Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

93	Stenborough Road	All Team Meeting Site	Site is open land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Site: this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is relatively close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Landowners have indicated site is available.	Yes	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	Yes	15	0	0
94	Playing Field between The Drive and Brainton Avenue	All Team Meeting Site	Site is a piece of Open Space which is publically accessible. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the overlooking into adjacent properties and value as open space, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
95	Bowling Green - Feltham Park	All Team Meeting Site	Site is open land. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated as Local Open Space Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

96	Green on Whitton Dene	All Team Meeting Site	Site is a piece of Open Space which is publically accessible. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Local Open Space Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the overlooking into adjacent properties and value as local open space and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
97	Corner of Hanworth Road and Whitton Road	All Team Meeting Site	Site is a Church and adjacent parking. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is part of an area of special character; development would need to be of a scale and form sensitive to the area. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established religious organisation present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

98	North Feltham Trading Estate	All Team Meeting Site	Site is in active use with built structures for storage and distribution and industrial uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated as a Strategic Industrial Location: no net loss of industrial uses (B1c/B2/B8) and these are the appropriate uses. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Very large number of land parcels in fragmented ownership. No response from all landowners to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	No	0	0	0
99	Land near Clevedon Gardens and Barclay Avenue	All Team Meeting Site	Site is in active use as several residential units. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

100	PH on the corner of Staines Road and Cranbrook Road	All Team Meeting Site	Site is in active use as a public house. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
101	Housing Estate on the other side of Lampton Park	All Team Meeting Site	Site is in active use as a housing estate. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

102	69 Whitton Road	All Team Meeting Site	Site is in active use as a public house and car garage. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
103	Jolly Wagoner	All Team Meeting Site	Site is in active use as a public house. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

104	Land to rear of 102 Bedfont Lane	All Team Meeting Site	Site is in active use as a Travelling Showpeople's Yard, and provides for part of their objectively assessed need under the Planning Policy for Travellers Sites. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established Travelling Showpeople yards in dual use for homes and businesses and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
105	Aldergrove Gardens, Vicarage Farm Road	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

106	Bath Road and off Elmdon Road	All Team Meeting Site	Site is open land. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
107	Corner of Sutton Lane and Wesley Avenue	All Team Meeting Site	Site is open land. The council's planning department considers that in principle the site can be bought forward for development. Site is designated as Local Open Space Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

108	land next to the jolly farmer	All Team Meeting Site	The site is several residential properties. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
109	Clipstone Road (R/O Bulstrode Road/Avenue)	All Team Meeting Site	Site is garden land. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

110	Square in spring grove crescent	All Team Meeting Site	The site is backlands development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. Site is Local Open Space. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome due to the accessibility of the site and designation as local open space, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates garages with possible long term lease/freehold arrangements, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
111	Allotment Gardens Heston Road north of Alderney Avenue	All Team Meeting Site	Site is Open Land in use as allotments in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is Metropolitan Open Land. Non compliant development would need to demonstrate very special circumstances. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

112	Large site next to Rigeway Road north adjacent to Ashley House	All Team Meeting Site	Site contains a residential property. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established home with gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
113	land north of railway line on western side of Wood Lane	All Team Meeting Site	The site is backlands development. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has very limited access. The centre of the site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the overlooking into adjacent properties and lack of accessibility to the site and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

114	rear gardens to south side of Raleigh Road	All Team Meeting Site	The site is backlands development. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. Site is Local Open Space. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome due to the accessibility of the site and designation as local open space, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
115	Treaty Centre	All Team Meeting Site	Site is a major shopping centre Site is within a Town Centre. Site is within a Key Existing Office Location: employment would be suitable use. Site is within an area of Groundwater Vulnerability; this may require remediation. Development contains large number of shops within Primary Shopping Area of a Metropolitan Centre; development should retain retail. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is within a town centre and employment area. Constraints are considered to able to be overcome and therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established businesses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

116	146-156 High Street Cranford TW5 9WB	All Team Meeting Site	Site is in active use for a mixture of residential and non-residential uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is within a town centres and employment area. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period and initial investigation of the site indicates an existing established retail and residential uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
117	Yoga Centre 74-76 Hibernia Road	All Team Meeting Site	Site is an existing health centre which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "good" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Landowners have indicated site is available.	Yes	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	Yes	1	0	0

118	r/o Park Close (east)	All Team Meeting Site	The site is backlands development. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has no access. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome due to the accessibility of the site and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
119	Giles Close Hounslow	All Team Meeting Site	The site is backlands development. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has very poor access. Constraints are not considered to able to be overcome due to the overlooking into adjacent properties and lack of accessibility and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
120	Land South of Spitfire Estate	All Team Meeting Site	Site is Open Land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Green Belt and is considered to be Strongly Performing in the Green Belt Review. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is moderately close to town centres and close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

121	Land East of Heston Sports Ground	All Team Meeting Site	Site is a piece of open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is considered to be Moderately Performing in the Green Belt Review and to make an important contribution to the strategic green belt. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
122	680 Bath Road	All Team Meeting Site	Site has buildings in business (b1a) active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within the Heathrow Airport Public Safety Zone: No increase in resident population. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

123	Land at Corner of South West Road	All Team Meeting Site	Site is open land. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated as Local Open Space Site is adjacent to the Great Southwest Road to more than half of site boundary: significant noise and air quality issues. Site is within an area of Groundwater Vulnerability and Landfill Zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
124	Land r/o of Memorial Hall, Cranford	All Team Meeting Site	Site is brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates open space within the curtilage of a community building, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	No	0	0	0

125	r/o 137 Vicarage Road	All Team Meeting Site	The site is backlands development. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has very limited access. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the overlooking into adjacent properties and lack of accessibility to the site and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established gardens (part of the residential amenity) and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
126	r/o edison school	All Team Meeting Site	The site is open space. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has very limited access and forms part of school playing fields. The centre of the site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome due to the area being in use as part of the school and lack of accessibility to the site and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

127	Site adj to 8 upper sutton lane	All Team Meeting Site	Site is brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment considers residential and employment development to be viable within this area.	Yes	Yes	14	0	0
128	Land at Ferraro Close	All Team Meeting Site	Site is open land. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated as Local Open Space Site is within an area of Groundwater Vulnerability and Landfill Zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
129	Brentford FC Training Ground Pavillion	All Team Meeting Site	Site is Open Land as a sports training ground. The council's planning department considers that in principle the site cannot be bought forward for development. Site is Metropolitan Open Land development must be in compliant use. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space with an operating business, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

130	Tennis Courts, HCC	Call for Sites 2016	Site is brownfield land which is in use as Tennis Courts. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Local Open Space: Part of site is designated as Local Open Space and this should be protected. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is not close to town centres or employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	10	0	0
131	Homebase Site & Parkway Trading Estate	All Team Meeting Site	Site is brownfield land with multiple built structures in active use for a retail warehouse. The council's planning department considers that in principle the site can be bought forward for development. Site is within a PTAL zone 2/3 and adjacent to Syon Lane railway station. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	370	0	0

132	7, Great West Trading Estate, 985 Great West Rd, Brentford TW8 9DN	All Team Meeting Site	Site is in active use as an industrial estate with storage and light industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is a Strategic Industrial Location: development must result in no net loss of SIL compliant uses. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
133	146 High Street Hounslow TW5 9WB	All Team Meeting Site	Site is in active use as a retail unit. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is a Town Centre and Primary Shopping Area. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a a "excellent" location in regards public transport, and within a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established business present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

134	The Grange, Chiswick (additional storey)	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; due to the impact on the amenity of residents and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
135	Chiswick Villiage, Chiswick (additional storey)	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

136	Citroen, Capital Interchange Way	All Team Meeting Site	Site is vacant brownfield land. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is currently under appeal for planning permission, indicating site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	370	0	0
137	Brentford Train Station, Brentford	All Team Meeting Site	Site is part of the railway network, with a station in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response landowners to suggest site is available within plan period, and initial investigation of the site indicates an existing station and railtrack which is raised above the surrounding area, indicating possible long term lease/freehold issues and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

138	Field House, Brentford	All Team Meeting Site	Site is in active use as a housing estate and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
139	Service Station, 481-483 Great West Road	All Team Meeting Site	Site is in use for Petrol Garage Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is located adjacent to the A4: Significant noise and air quality mitigation needed. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established business present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

140	Wheatlands Estate, Heston	All Team Meeting Site	Site is in active use as a housing estate and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
141	Braybourne Drive car park, Isleworth	All Team Meeting Site	Site is in active use as a car park for adjacent flats. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

142	Brent Lea Estate, Brentford (additional storey)	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
143	Rear of Heston Hyde Hotel, North Hyde Lane	All Team Meeting Site	Site is open land and car parking in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is designated Green Belt and is considered to be Moderately Performing and which is less important to the strategic green belt review. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

144	Boston Manor Allotments, Brentford	All Team Meeting Site	Site is Open Land as allotments in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is Metropolitan Open Land. Non compliant development would need to demonstrate very special circumstances. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established allotment with possible long-term lease arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
145	Stamford Brook Bus Depot	All Team Meeting Site	Site is a bus depot. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established business present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

146	Barley Mow Passage- Office site	All Team Meeting Site	Site is in active use for an office building containing B1A uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is within a Key Existing Office Location: employment would be suitable use. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has recently been redeveloped and extended. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; the site has been recently redeveloped, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
147	McCormack House- Hogarth Roundabout	All Team Meeting Site	Site is in active use as a hotel and offices. Site faces onto Hogarth Roundabout and Hogarth lane and Great Chertsey road for more than half of site boundary: significant noise and air quality issues if developed. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Listed Building: Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

148	Lamb Brewery, Old Chiswick	All Team Meeting Site	Site in active use for industrial purposes as a brewery. The council's planning department considers that in principle the site cannot be bought forward for development. Site is surrounded by a large number of listed structures/buildings on adjacent sites and their settings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
149	Leprosy building, corner of Windmill Road	All Team Meeting Site	Site is an office building in active use by Leprosy International and a residential block of flats. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality issues must be mitigated. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established charitable organisation present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

150	Pier House, Corney Reach	All Team Meeting Site	Site is an office building which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates no existing businesses present, and therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
151	TFL Bollo Lane	All Team Meeting Site	Site is a train maintenance depot. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; due to the operation nature of the site, therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

152	Stamford Brook Station Car park	All Team Meeting Site	The site is backlands development and is vacant. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints due to active use as a bus garage, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established use as a car park for adjacent station with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
153	Carville Park North	All Team Meeting Site	Site is in use as open land as a park. The council's planning department considers that in principle the site cannot be bought forward for development. Site is Metropolitan Open Land. Non compliant development would need to demonstrate very special circumstances. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

154	Chiswick Police Station	All Team Meeting Site	Site is in active use as a police station. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is within a Key Existing Office Location: office would be suitable use. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
155	Clayponds Gardens	All Team Meeting Site	Site is in active use as a housing estate. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill site; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

156	Sipmsith Gin, Cranbrook Road, Chiswick	All Team Meeting Site	Site is in active use for light industrial uses as a distillery. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
157	Top of Park Road, Chiswick	All Team Meeting Site	Site is in active use as a block of flats. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth through additional storeys within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

158	Arlington Gardens	All Team Meeting Site	Site is open land that is vacant. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; the site forms the access route and amenity space for a number of properties and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established access and parking for homes adjacent to the site, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
159	Florence Gardens/Fauconburg Road	All Team Meeting Site	Site is in active use as a block of flats. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth through additional storeys within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

160	Hogarth Health Club	All Team Meeting Site	Site is in active use as a health club. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
161	Garages top of Ennismore Avenue	All Team Meeting Site	Site is backlands garage site. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome due to the accessibility of the site and impact of development on neighbouring properties and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established in use garages, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

162	Opposite Chiswick Fire Station	All Team Meeting Site	Site is in active use as an office (B1a) Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within a Key Existing Office Location: employment would be suitable use. Site is within a Town Centre Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, and is within a town centre and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
163	Corner of Edensor and Bath Road, Chiswick	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

164	York Road/Brook Lane corner of	All Team Meeting Site	Site is brownfield land which is vacant Site is within an area of Groundwater Vulnerability; this may require remediation Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
165	Opposite Chiswick Station	All Team Meeting Site	Site is an existing residential properties and their gardens. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

166	Pisaaros	All Team Meeting Site	Site is a restaurant which is vacant. Part of Site within Flood Zones 3a/b Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates vacant unit, and therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
167	Edensor Gardens	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth through additional storeys within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

168	Justin Close Estate, Brentford	All Team Meeting Site	Site is in active use as a major private housing estate and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
169	Bennett Street Estate	All Team Meeting Site	Site is in active use as a group of flats and surrounding amenity space. The council's planning department considers that in principle the site cannot be bought forward for development. Site bounds Great West Road (Hogarth lane): significant noise and air quality issues. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

170	147 Chiswick High Road	All Team Meeting Site	Site is in active use as a pub and residential development. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is within a Key Existing Office Location: employment would be suitable use. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	16	0	0
171	Sorting Office, Lion Way Brentford	All Team Meeting Site	Site is in active use as a storage and distribution warehouse. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established business present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

172	Garages, Charleston Close Feltham	All Team Meeting Site	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "moderate" location in regards public transport, and is not close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
173	Ivy Road Depot	All Team Meeting Site	Site has buildings in industrial use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within the Heathrow Airport Public Safety Zone: No increase in resident population. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established business present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

174	Former Car Sales Solway Close Hounslow	All Team Meeting Site	Site has buildings in industrial use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
175	St Paul's Court Sandard Road Hounslow	All Team Meeting Site	Site is in active use as a block of flats. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

176	122a Wellington Road and Surrounds	All Team Meeting Site	Site is in active use as several residential units. The council's planning department considers that in principle the site can be bought forward for development. Site is a Town Centre and Primary Shopping Area. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
177	St. Catherine's House 2 Hanworth Road and Car park	All Team Meeting Site	Site is a sheltered housing scheme in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is contains a Listed Building: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 4 a "good" location in regards public transport, within a town centre and an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	20	0	0

178	Rose Gardens, Feltham	All Team Meeting Site	Site is a housing estate. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
179	West Middlesex Hospital	All Team Meeting Site	The site is a hospital which is in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	500	2600	0
180	Land Adj. Bear Road	All Team Meeting Site	The site is brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is not moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0

181	Site at 47 Bath Road	All Team Meeting Site	The site is brownfield land which is contains several derelict buildings. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships with a current dispute as to ownership. Landowners have engaged with the council indicating the site is available.	Yes	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	Yes	15	0	0
182	Forge Lane Primary School	All Team Meeting Site	Site is a school and adjacent open sites. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing and having more importance to the Strategic Green Belt in the Green Belt Review. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to unable to be overcome; due to the active for a school, and therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established school present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

183	Cranford Library	All Team Meeting Site	Site has buildings in community use as a library. The council's planning department considers that in principle the site can be bought forward for development. Site is within the Heathrow Airport Public Safety Zone: No increase in resident population. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established library present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
184	Vista Business Centre Outlying Areas	All Team Meeting Site	Site is open land. The council's planning department considers that in principle the site can be bought forward for development. Site is designated as Local Open Space Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates established open space, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

185	Worton Hall and Surrounds	All Team Meeting Site	Site is a large listed building in business use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period and initial investigation of the site indicates an existing established business and residential uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
186	Land to R/O Devon and Dorset Waye Heston	All Team Meeting Site	Site is a housing estate. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

187	21 Boston Manor Road	All Team Meeting Site	Site is storage yard with parking. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
188	Chiswick Library	All Team Meeting Site	Site is in active use for a public house The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is within a Key Existing Office Location: employment would be suitable use. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

189	1 Commerce Road	All Team Meeting Site	Site is a warehouse in active use for industrial and storage and distribution. Site has planning permission for development, indicating the site is suitable. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site has planning permission for development, indicating site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
190	Scout Hut and Adjacent Land Nallhead Road	All Team Meeting Site	Site is a scout hut and adjacent open space. Site has planning permission for development, indicating the site is suitable. Site is designated Metropolitan Green Belt considered to be strongly performing in the Green Belt Review. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates open space within the curtilage of a community building, therefore site is considered to be unlikely to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
191	UPS House	All Team Meeting Site	The site is in use for light industrial and storage and offices. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	170	0	3910

192	Land at and rear of 117 & 119 West Way	Call for Sites 2016	Site is an existing backland garage site. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site has highly restricted access; limited capacity for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	25	0	0
193	The Mansion / Rose and Crown	Call for Sites 2016	Site is an existing public house which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
194	Chertsey Road	Call for Sites 2016	Site is open land that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is designated Metropolitan Green Belt considered to be moderately performing with a less important role in the strategic green belt in the Green Belt Review. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

195	Vineyard Nurseries	Call for Sites 2016	Site is in use for open storage as lumber yard. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site and Landfill zone of concern; this may require remediation. Site forms part of the proposed Southern Rail Access (SRA) route. Site is designated Metropolitan Green Belt considered to be moderately performing with a less important role in the strategic green belt in the Green Belt Review. The site is identified for safeguarding for the Southern Rail Access junction with the existing railway line. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
196	Land East of Grovely Road and South of Snakey Lane	Call for Sites 2016	Site is open space in use for sports pitches. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is designated Metropolitan Green Belt considered to be strongly performing green belt in the Green Belt Review. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

197	Land R/O 2-18 Seymour Gardens and Castlebrook	Call for Sites 2016	Site is open space that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is Local Open Space Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site and Landfill zone of concern; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; due to the designation of the site as local open space and lack of access to the site, therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
198	Rectory Meadow	Call for Sites 2016	Site is open space that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is designated Metropolitan Open Land. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
199	Land at Feltham	Call for Sites 2016	Site is open space that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Majority of the site is a SINC: development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is designated Metropolitan Green Belt considered to be strongly performing green belt in the Green Belt Review. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

200	Vantage Park, Great South-West Road	Call for Sites 2016	Site is brownfield land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site has permission for redevelopment for employment uses, indicating it is suitable. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site and Landfill zone of concern; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Part of edge of site is designated Metropolitan Green Belt considered to be weakly performing but making an important contribution to the strategic green in the Green Belt Review. The site is in PTAL zone 1b a "very poor" location in regards public transport, and distant from town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. The site has a recently implemented permission and therefore the site is considered unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
201	Two Bridges	Corporate Engagement	Site is an existing specialist accommodation unit. Site has permission for redevelopment for residential uses, indicating it is suitable. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and distant from town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
202	Acton Lodge	Corporate Engagement	Site is a backland development which is vacant. Site has permission for redevelopment for residential uses, indicating site is suitable. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and distant from town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

203	Land West of Park Road	Call for Sites 2016	Site is open space that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is designated Metropolitan Green Belt considered to be strongly performing green belt in the Green Belt Review. The site is in PTAL zone 1a a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
204	R/o 1 Alexandra Avenue	All Team Meeting Site	Site is two residential properties and gardens. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes with gardens (part of the residential amenity) and possible freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

205	Chiswick Health Centre	Local Plan Regulation 19 Consultation 2018	The site is a GP Surgery with car parking. The council's planning department considers that in principle the site can be bought forward for development. Town Centre Boundaries: Site is within a Town Centre. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. The site is in PTAL zone 5 a "very good" location in regards public transport, and is within a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of employment development is viable for this area	Yes	Yes	30	0	0
206	Bethany Waye (R/O 17-25) site 2	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	20	0	0
207	Cedar Road (R/O No 6)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	16	0	0

208	Bethany Waye (R/O 1) site 1	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	6	0	0
209	Becketts Close (GARAGE BLOCK ADJACENT 7, BECKETTS CLOSE, FELTHAM) site 1	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
210	Becketts Close (GARAGE BLOCKS ADJACENT AND BEHIND 27, BECKETTS CLOSE, FELTHAM) Site 2	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	15	0	0

211	Cygnet Avenue (Adjacent to No 91)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0
212	Elmwood Avenue (Garage Blocks at Clifton Parade)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
213	Elmwood Avenue (Opposite 218 - 214)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0

214	Fern Grove (R/O 40 - 48)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
215	Fir Road (Adjacent to 4 -12)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0
216	Fir Road (Adjacent to 44 - 48)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0

217	Garages block rear of 6-12 Watermead Feltham	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
218	Main Street (GARAGE BLOCK ADJACENT 2 TO 14, MCCARTHY ROAD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
219	North Close (Opposite No 17)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	7	0	0

220	Oxford Court, Oxford Way (Adjacent 82 - 96) site 2	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	15	0	0
221	Oxford Court, Oxford Way (Adjacent 50 - 64) site 3	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	1	0	0
222	Sparrow Farm Drive (R/O 13[Access Road at side of 159] & 51)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

223	39A Sparrow Drive Road additional site	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	11	0	0
224	The Hollands, Park Road (Opposite 97 -101)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	13	0	0
225	R/O Wilson House, 115 High Street	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0

226	Garages r/o 17 Ashford Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site has highly restricted access; limited capacity for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	25	0	0
227	Bethany Waye (R/O 30) site 3	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	22	0	0
228	Bethany Waye (R/O 79-87) site 4	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0

229	Adj 60 Engleheart Drive	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; owing to the impact of any development an adjacent residential units, and therefore the site is not suitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
230	Adj 12 Engleheart Drive	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0

231	Field Road (ADJACENT TO AND AT REAR OF 253)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
232	Field Road (R/O 91)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	15	0	0
233	Car Park r/o Bensington Court, New Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

234	Land R/O Rose Gardens	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	12	0	0
235	Grove Court, Grove Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	9	0	0
236	Land at rear of 2-4 Bulstrode Road Hounslow TW3 3AT	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	10	0	0

237	Strafford Road (GARAGE BLOCK ADJACENT 42, STRAFFORD ROAD, HOUNSLOW)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	4	0	0
238	Whitton Dene (GARAGE BLOCKS REAR OF 5 TO 7, CONSTABLE GARDENS, ISLEWORTH)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	22	0	0
239	Midsummer Avenue	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	9	0	0

240	Byfield Road (GARAGE BLOCK ADJACENT 20, BYFIELD ROAD, ISLEWORTH)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site adjacent to listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0
241	GARAGES ADJACENT 3, MAGDALA ROAD, ISLEWORTH)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

242	GARAGE BLOCK ADJACENT 60, MAGDALA ROAD, ISLEWORTH	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	1	0	0
243	Pears Road (GARAGE BLOCKS ADJACENT TO AND REAR OF 7 AND 9, GARAGE BLOCKS ADJACENT TO AND REAR OF 19 AND 21, PEARS ROAD, HOUNSLOW)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

244	GARAGE BLOCKS REAR OF 1 TO 18, SWANN COURT, 18 SOUTH STREET, ISLEWORTH)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site adjacent to listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	14	0	0
245	Tivoli Road (GARAGE BLOCK ADJACENT 38, TIVOLI ROAD, HOUNSLOW)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
246	Trafalgar Court, Bath Road(2 Garage Areas)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	9	0	0

247	GARAGE BLOCKS ADJACENT 161, WORPLE AVENUE, ISLEWORTH	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	7	0	0
248	Ground Floor Garages, Coates Walk	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0
249	GARAGES ADJACENT 86, BEECH AVENUE, BRENTFORD	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0

250	Beech Avenue, Brentford) / GARAGES ADJACENT 86, BEECH AVENUE, BRENTFORD	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
251	Brentside (GARAGE BLOCK OPPOSITE 14 AND 16, BRENTSIDE, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	12	0	0
252	Carville Crescent (GARAGES ADJACENT 2, CARVILLE CRESCENT, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

253	Cherry Crescent (GARAGES ADJACENT 26, CHERRY CRESCENT, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0
254	Cherry Crescent (GARAGES ADJACENT 6, CHERRY CRESCENT, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
255	Hornbeam Crescent (GARAGES ADJACENT 1, HORNBEAM CRESCENT, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

256	Layton Court (GARAGE BLOCK AT LAYTON COURT, BROOK LANE NORTH, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
257	Mercury House (GARAGES AT, MERCURY HOUSE, GLENHURST ROAD, BRENTFORD)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	22	0	0
258	R/o Beaconsfield Close	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site has highly restricted access; limited capacity for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

259	Florence Gardens	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
260	Gunnersbury Close	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	18	0	0
261	Garth Court (GARAGE BLOCK AT, GARTH COURT, CHISWICK, LONDON)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0

262	Grove Park Road (GARAGE BLOCK AT, CHERWELL COURT, GROVE PARK ROAD, CHISWICK, LONDON)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	1	0	0
263	Oxford Court (GARAGE BLOCK AT, OXFORD COURT, WELLESLEY ROAD, CHISWICK, LONDON)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	16	0	0
264	Manor Gardens, Devonshire Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

265	Mills Row	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	8	0	0
266	The Lindens (GARAGE BLOCKS G1 TO G18 AT, THE LINDENS, CHISWICK, LONDON)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	13	0	0
267	St Thomas Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	11	0	0

268	Algar Road (GARAGE BLOCK ADJACENT 47, ALGAR ROAD, ISLEWORTH)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0
269	Beechcroft Close (ADJACENT TO 1, 12, GARAGES REAR OF 20, BEECHCROFT CLOSE, HOUNSLOW)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
270	R/o 20, BEECHCROFT CLOSE, HOUNSLOW	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0

271	Biscoe Close (GARAGE BLOCK ADJACENT 21 TO 28, BISCOE CLOSE, HOUNSLOW)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	10	0	0
272	Johnson Road (GARAGE BLOCK ADJACENT 37, JOHNSON ROAD, HOUNSLOW)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	4	0	0
273	Garages r/o 20 Beech Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

274	Hamilton Road (Access Right of 132)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
275	Hampton Road East (Adjacent to No 35)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	18	0	0
276	Oxford Court, Oxford Way (Adjacent 83) - site 1	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	13	0	0

277	Sherborne Road (GARAGE BLOCK ADJACENT 1, SHERBORNE ROAD, FELTHAM)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	9	0	0
278	Sherborne Road (GARAGE BLOCK ADJACENT 2, SHERBORNE ROAD, FELTHAM)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0
279	Adj 10 Shore Close	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0

280	37A Shore Close (GARAGE BLOCK ADJACENT 1, SHORE CLOSE, FELTHAM)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	1	0	0
281	Spinney Drive (R/O No17)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	18	0	0
282	St. Mary's Drive (Opposite No 5)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0

283	The Clumps, Ashford Road (R/O 13 & 16) site 1	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
284	The Clumps, Ashford Road site 2	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate access while mitigating amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
285	The Dell, Feltham (Adjacent to No 8 & opposite 6)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0

286	Adj 12, The Dell, Feltham	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	11	0	0
287	Uxbridge Road (R/O 220 -236)	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to not be able to be overcome due to difficulty of practically bringing forward development with appropriate mitigation amenity of neighbouring properties and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
288	Car park next to Fawley House Hostel 30, BOSTON PARK ROAD	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	3	0	0

289	Syon Estate - Site A	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
290	Syon Estate - Site B	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
291	Orchard Road car park WINDMILL ROAD CAR PARK, WINDMILL ROAD	Corporate Engagement	Site is a car park. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	15	0	0
292	Whitton Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 4 a "good" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	7	0	0

293	Clayponds Gardens Site A	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0
294	Clayponds Gardens Site B	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0
295	Hartland Road Site A	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	2	0	0

296	Hartland Road Site B	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	4	0	0
297	Land South of Western International Market	Corporate Engagement	The site is open land that is presently vacant. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is designated as a minerals site: must be safeguarded for extraction prior to development. Site is designated Metropolitan Green Belt and is considered to be Moderately Performing and having less importance to the Strategic Green Belt in the Green Belt Review. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and but close to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of employment development is viable for this area.	Yes	No	0	0	0
298	Space Waye Recycling Centre	Call for Sites 2016	Site is a waste and recycling site in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is designated Metropolitan Green Belt and is considered to be Weakly Performing and having less importance to the Strategic Green Belt in the Green Belt Review. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome owing to the site being in an optimal use as a waste site, therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area	Yes	No	0	0	0

299	The Hartlands	Corporate Engagement	Site is an open land adjacent to an existing Gypsy and Traveller Caravan Site with Hard Standing in active use. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing and having importance to the Strategic Green Belt in the Green Belt Review. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to be able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment considers that generally residential development is viable for this area, indicating site is achievable.	Yes	No	0	0	0
300	Land Adj 8 Hazel Close	Corporate Engagement	Site is an open land in vacant use. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	13	0	0
301	Baber Bridge Travellers Site	Corporate Engagement	Site is an existing Travelling Showpeople Yard with a vehicle repair facility with Hard Standing in active use. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing and having importance to the Strategic Green Belt in the Green Belt Review. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill Site: this may require remediation. The site is in PTAL zone 2 a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to be able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Multiple Ownerships and complex land ownership issues. Landowner has not expressed an interest in the development of the site. However, site is considered to be available to meet specific needs.	Yes	Hounslow Viability Assessment considers that generally residential development is viable for this area, indicating site is achievable.	Yes	No	0	0	0

302	Rex House, Hampton Road West	Corporate Engagement	Site is an office building, currently vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a previous landfill site; there may be remediation required to develop the site. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	16	0	0
303	Pinewood Road	Corporate Engagement	Site is a backlands garage site. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
304	Eldridge House	All Team Meeting Site	Site is brownfield land which is has been vacant for several years. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is relatively close to town centres. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	25	0	0

305	HOLP53 Land at Hounslow West Station,Bath Road,TW3 3DH	Adopted Site Allocation	Site is a station and car park in active use. The council's planning department considers that in principle the site can be bought forward for development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 4 a "good" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available. Therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	360	0	0
306	150-152 Great South West Road, Cranford	Call for Sites 2016	Site is brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 1b a "very poor" location in regards public transport, distant from town centre but close to employment areas and adjacent to Heathrow Airport. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area	Yes	Yes	0	0	1150
307	Land at 61 & JBL Fern Grove, Feltham	Call for Sites 2016	Site is industrial uses including storage and distribution. Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Land Fill Zone of Concern: Landfill zone of concern; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, close to town centres and employment areas, therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has indicated site is available, therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	60	0	0

308	110 Power Road W4 5PY	Call for Sites 2016	Site is a brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area	Yes	Yes	0	0	10360
309	Great West Plaza Brentford TW78 9RE	Call for Sites 2016	Site is in use as an office park. The principle of development for residential use has been established; site has an existing prior approval for residential development. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, and could accommodate employment growth. Site is partially within Flood Zone 3a and Flood Zone 2 The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	380	16310	0
310	Old Natwest Bank Site Chiswick Curve	GLA SHLAA 2017	Site is brownfield land which is Vacant. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	120	5310	0

311	Heathrow International Trading Estate,Green Lane, Feltham, TW4 6HB	Call for Sites 2016	Site is in active use as a logistics park with buildings in industrial and storage and distribution uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, is distant from town centres but within an employment area and located adjacent to Heathrow Airport. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site in single ownership. Landowner has indicated available.	Yes	Hounslow Viability Assessment considers that this type of employment development is viable for this area	Yes	Yes	0	0	18000
312	Sue Ryder McDonalds Feltham	GLA SHLAA 2017	Site is in active use as a fast food outlet and retail shop The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in two ownerships. One Landowner has expressed an interest in the development of the site; therefore site is considered available; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	90	0	0
313	1000 Great West Road TW8 9DW	GLA SHLAA 2017	Site is in use as an office tower block. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site should accommodate employment growth for B1a offices. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers Office development to be viable within this area.	Yes	Yes	0	26670	0

314	LPR9 - Sainsbury's, 31 Essex Place, Chiswick, W4 5UT	Call for Sites 2016	The site is a Retail Superstore (A1) and associated parking. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site should accommodate employment growth for B1a offices. Site is within an Archaeological Priority Area; development may require investigation prior to redevelopment. The site is in PTAL zone 4 a "good" location in regards public transport, very close to town centres and within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	390	0	0
315	Bridge Road Depot, Bridge Road, Pears Road, Hounslow	Corporate Engagement	The site in active use with buildings and standing for Vehicle Servicing (B2), Light Industrial (B1c) The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	10	0	0
316	LPR3 - Chiswick Telephone Exchange, Barley Mow Passage, Chiswick, W4 4PH	Call for Sites 2016	The site is a telephone exchange which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Conservation Area: Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, within a town centre and an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	40	4000	0

317	Lidl New Road Feltham	GLA SHLAA 2017	Site is a retail store in active use (A1). The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within the setting of a Listed Building: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 4 a "good" location in regards public transport, within a town centre and an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	220	0	0
318	LPR2 - Car Park, Osterley Station, Great West Road, Hounslow, TW7 4PU	Call for Sites 2016	The site is car park in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within the setting of a Listed Building: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site of Importance for Nature Conservation: The site is adjacent to a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. The site is in PTAL zone 3 a "moderate" location in regards public transport, distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	50	0	0

319	Phoenix Trading Park Ealing Road Brentford TW8 9PL	Call for Sites 2016	Site is in a mix of uses for a car garage, retail park and site for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	260	0	17480
320	B&Q 2 Larch Drive	GLA SHLAA 2017	Site is a retail warehouse in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site bounds onto the Great West Road (A4) and North circular: Significant noise and air quality impacts must be mitigates appropriately in new development. The majority of the site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres but adjacent to an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	270	1470	0
321	RBS / Smith House Feltham	Call for Sites 2016	The site is office which is vacant. The council's planning department considers that in principle the site can be bought forward for development. The principle of development for residential use has been established; site has an existing prior approval for residential development. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	200	0	0

322	Tesco Feltham	Call for Sites 2016	The site is a large format retail outlet with extensive surface car parking in active use. The principle of development for residential use has been established; site has an permission for residential development. The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Primary Shopping Area: Site is within a Primary Shopping Area. Town Centre Boundaries: Site is within a Town Centre. The site is in PTAL zone 3 a "moderate" location in regards public transport, within a town centre and an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	170	0	0
323	Tesco Dukes Green / Faggs Road	Call for Sites 2016	The site is a large format retail outlet with extensive surface car parking in active use. The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site of Importance for Nature Conservation: The site is adjacent to a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but adjacent to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	210	0	0

324	Tesco Osterley Extra Syon Lane Syon Lane TW7 5NZ	Call for Sites 2016	The site is a large format retail outlet with extensive surface car parking in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in a good location in regards to public transport, town centres and employment areas. The site is in PTAL zone 1b a "very poor" location in regards public transport, and distant from town centres and adjacent to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	1030	0	0
325	LPR5 - Hounslow East Car Park, Kingsley Road, Hounslow, TW3 4AB	Call for Sites 2016	The site is an car park, in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site and an area of ground water vulnerability; there may be contamination and pollution issues requiring remediation. Site is partially within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is within PTAL zone 5 a “very good” location regards public transport, is close to the town centre and employment areas. Constraints are considered to be able to be overcome to accommodate additional growth in the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	0	0	0
326	Kew Bridge Distribution Centre Lionel Road North Brentford TW8 9QR	Call for Sites 2016	Site is in use as a car repair and storage and distribution in active use. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site should accommodate employment growth for B1a offices. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment and residential growth within the plan period.	Yes	Site is in single ownership with an owner has indicated that the site is not available.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0

327	27 Great West Road & 1053 Great West Road 27 Great West Road & 1053 Great West Road	Call for Sites 2016	Site is an office building in active use. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is currently a LSIS which requires the re-provision of employment floorspace as part of redevelopment, however the site does not function as a LSIS, as it is in office use. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment and residential growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	500	18870	0
328	Vantage West	GLA SHLAA 2017	Site is an office building in active use. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site should accommodate employment growth for B1a offices. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment and residential growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	130	0	0

329	E MC Tower	GLA SHLAA 2017	Site is an office building in active use. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site should accommodate employment growth for B1a offices. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment and residential growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	420	13230	0
330	Units 1-4, Capital Interchange Way Capital Interchange Way Brentford TW8 0EX	Call for Sites 2016	Site is a brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Land Fill Zone of Concern: Landfill zone of concern; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	380	5940	0
331	Travis Perkins, 371 Staines Road, TW4 5AP	Call for Sites 2016	The site a builders yard, retail with ancillary storage. The council's planning department considers that in principle the site cannot be bought forward for development. Site is partially within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is in PTAL zone 2 a "poor" location in regards to public transport, and is moderately close to town centres and employment areas. It is considered that constraints can overcome; and therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	10	0	330

332	MOD Feltham	Call for Sites 2016	The site is in active use as a military base, including accommodation and training facilities, but is planned to be vacated in the next five years. The council's planning department considers that in principle the site cannot be bought forward for development. Local Open Space: Part of site is designated as Local Open Space and this should be protected. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The centre of the site is in PTAL zone 2 a "poor" location in regards public transport, and adjacent to a town centre and surrounded by employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	1370	4340	0
333	Site Known as Vacant Land at Dick Turpin Way	GLA SHLAA 2017	The site is a open land which is vacant. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is designated as Green Belt. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt. It is recommended for further consideration in isolation. The site is in PTAL zone 4 a "good" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area.	Yes	No	0	0	0
334	Site at Faggs Road	Call for Sites 2016	The site is a storage and distribution warehouse in active use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: Landfill zone of concern; this may require remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 3 a "moderate" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are considered to able to be overcome; therefore the site is not suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area.	Yes	Yes	0	0	5950

335	New Road Triangle	Corporate Engagement	Site is open land that is vacant. The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Local Open Space Site is designated Local Open Space. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within the setting of a Listed Building: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 4 a "good" location in regards public transport, within a town centre and an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	110	0	0
336	Royal Naval Association Club	Corporate Engagement	Site is a Club House (Sui Generis) which is in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, distant from town centres and an employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	20	0	0
337	Airport Business Park Site B (North Section)	Call for Sites 2016	The site is a open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern and Land Fill Site: this may require remediation. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt. It is recommended for further consideration in combination. The centre of the site is in PTAL zone 2 a "poor" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area.	Yes	No	0	0	0

338	LPR4 - Euro House, 54 - 66 High Street, TW3 1NW	Call for Sites 2016	The site an existing Offices (B1) with ground floor commercial (A1). The council's planning department considers that in principle the site cannot be bought forward for development. Town Centre Boundaries: Site is within a Town Centre. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is partially within an Archaeological Priority Area; development may require investigation prior to commencement of development. The site is in PTAL zone 6a an "excellent" location in regards to public transport, and is within a town centre and employment area. It is considered that constraints can overcome; and therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	80	0	0
339	Central Park Trading Estate,(West) Staines Road, Feltham, TW4 5DJ	Call for Sites 2016	The site is a storage and distribution warehouse in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: Landfill zone of concern; this may require remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing weakly, and making a weak contribution to the strategic green belt. It is recommended for further consideration in combination and isolation. The site is in PTAL zone 2 a "poor" location in regards public transport, is distant from town centres and adjacent to employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area.	Yes	No	0	0	0

340	LPR6 - James Street Allotments, James Street. TW3 1SP	Corporate Engagement	The site an allotment which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Local Open Space: Site is designated Local Open Space. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. The site is in PTAL zone 1b a "very poor" location in regards public transport, is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	70	0	0
341	Nene Gardens, Nene Gardens, TW13 5PL	Corporate Engagement	The site open space which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Local Open Space: Site is designated Local Open Space. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	40	0	0
342	The Gate Centre / Syon Clinic Brentford TW8 9DD	Call for Sites 2016	Site is in active use as an industrial estate with storage and light industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and adjacent to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	0	9200

343	West Cross Industrial Estate West Cross Industrial Estate TW8 9EX	Call for Sites 2016	Site is in active use for a range of employment uses relating to storage, light industrial and other sui generis uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Strategic Industrial Location; non industrial uses are not appropriate . Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres but within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	1800	0	55070
344	LPR7 - Park Road Allotments, Isleworth	Call for Sites 2016	Site is Open Land in use as an allotment. The council's planning department considers that in principle the site cannot be bought forward for development. Site has an existing refused permission with a dismissed appeal indicating site is considered unsuitable. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Site is designated Local Open Space which is in use as an allotment and therefore not publically accessible. Site is part of a conservation area; development would need to be of a scale and form sensitive to the area. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	No	0	0	0

345	Airport Business Park (Southern Section)	Call for Sites 2016	The site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Part of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss Land Fill Zone of Concern and Land Fill Site: this may require remediation. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt. It is recommended for further consideration in combination. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are considered not to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area.	Yes	No	0	0	0
346	LPR10 - Post Office and Royal Mail, Chiswick Delivery Office, 1 Heathfield Terrace, W4 4JG	Call for Sites 2016	The site is a Delivery Office which is in active use. The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Conservation Area: Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, within a town centre and an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	30	3440	0

347	Green Lane, Green Lane Allotments	Corporate Engagement	The site an allotment which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Local Open Space: Site is designated Local Open Space. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an allotment; development will only be supported where this can be demonstrated to no longer be required. Land Fill Zone of Concern: this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	0	0	10270
348	Derby Industrial Estate	ELR Sites	The site is an industrial estate in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 5 a "very good" location in regards public transport, is distant from town centres and is an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Multiple land parcels in fragmented ownership. Landowners have not indicated site is unavailable , initial investigation of the site indicates an existing established industrial uses present with businesses possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development, including recently completed residential development on part of the site, creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0

349	Rennels Way	ELR Sites	The site is an industrial estate in active use. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, is distant from town centres and is an employment area. Constraints are considered too able to be overcome; but the ELR (2020) indicates that the site is already in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Multiple land parcels in fragmented ownership. Landowners have not indicated site is unavailable , initial investigation of the site indicates an existing established industrial uses present with businesses possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0
350	Heathrow Prologis Park	ELR Sites	The site is an industrial estate in active use. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, is distant from town centres and is an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0
351	Mogden Sewage Works	ELR Sites	The site is a sewage works in active use. Infrastructure: site contains a sewage works, which is critical infrastructure. Development must be accommodated in a way which protects the use. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, is distant from town centres and is an employment area. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth over the plan period.	No	Site is in single ownership. Landowner has indicated site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0

352	Wallis House	ELR Sites	The site is a large residential tower block. Site was recently converted into a residential use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. The site is in PTAL zone 2 a "poor" location in regards public transport, is distant from town centres and is an employment area. Site has already been converted to residential use and is unlikely to come forward for additional development and therefore site is unsuitable to accommodate additional employment growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates established homes and possible lease/freehold uses therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
353	Kemton Treatment Works	ELR Sites	The site is an industrial estate in active use. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: this may require remediation. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is designated Metropolitan Green Belt considered to be strongly performing green belt in the Green Belt Review. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 0 a "little or no access" location in regards public transport, is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established water treatment works and other water related infrastructure present which would need to be provided elsewhere and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

354	Hounslow Business Park	ELR Sites	The site is an industrial estate in active use. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, is relatively close to town centres and is an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Multiple land parcels in fragmented ownership. Landowners have not indicated site is unavailable , initial investigation of the site indicates an existing established industrial uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0
355	Browells Lane (Split) (South) (North = SAC 360)	ELR Sites	The site is in use for light industrial and storage. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Multiple land parcels in fragmented ownership. Landowners have not indicated site is unavailable , initial investigation of the site indicates an existing established industrial uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area. However, the Employment Land Review (Update) 2020 indicates that development which leads to no net loss of industrial floorspace may reduce viability. In the absence of a willing landowner, site is not considered achievable.	No	No	0	0	0

356	Fullers Brewery	ELR Sites	The site is an brewery in active use. Flood Zone 3a. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 2 a "very poor" location in regards public transport and is distant from town centres. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established business present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area. However, the Employment Land Review (Update) 2020 indicates that development which leads to no net loss of industrial floorspace may reduce viability. In the absence of a willing landowner, site is not considered achievable.	No	No	0	0	0
357	Whorton Road	ELR Sites	The site is an industrial estate in active use. Flood Zone 3a. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, is distant from town centres and is an employment area. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Site in multiple ownerships. No response from landowners to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	No	No	0	0	0

358	Market Trading Estate	ELR Sites	Site is in active use with built structures for a covered market, data centre and storage and distribution purposes. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site in single ownership. No response from landowner to suggest site is available within plan period and initial investigation of the site indicates existing established businesses present with possible long-term lease/freehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area. However, the Employment Land Review (Update) 2020 indicates that development which leads to no net loss of industrial floorspace may reduce viability. In the absence of a willing landowner, site is not considered achievable.	No	No	0	0	0
359	Police Station	Feltham Masterplan 2017	Site is active use as a police station. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established police present with possible long-term lease arrangement, and therefore site is considered to be unavailable. therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

360	Frank Towell Court Infill	Feltham Masterplan 2017	Site is in use for a housing estate with surrounding open land. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional housing growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	70	0	0
361	Station Estate Road	Feltham Masterplan 2017	Site is in active use as a Travelling Showpeople's Yard, and provides for part of their objectively assessed need under the Planning Policy for Travellers Sites. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Large number of parcels in fragmented ownership. Landowners have indicated site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
362	Leisure West	Feltham Masterplan 2017	The site is in use for mixed-use retail (A1, A4) and leisure (D2) in active use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	310	480	0

363	Telephone Exchange	Feltham Masterplan 2017	Site is active use as a Telephone exchange. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site cannot accommodate additional growth within the plan period.	Yes	No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
364	Manor Retail Park	Feltham Masterplan 2017	Site is in use for retail units in active use. The council's planning department considers that in principle the site can be bought forward for development. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Town Centre Boundaries: Site is within a Town Centre. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is within a town centre and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	80	0	0
365	Browells Lane	Feltham Masterplan 2017	The site is in use for light industrial and storage. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	420	4160	1970

366	Network House	Feltham Masterplan 2017	Site is a works site for the railway in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is within the setting of a Listed Building: opportunities for growth would need to ensure scale and form account for sensitivity of the building and setting. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 4 a "good" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	200	0	0
367	Feltham Magistrates Court	Feltham Masterplan 2017	Site is a Court building which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	20	0	0
368	Scout Hut Bedfont Lane	Feltham Masterplan 2017	The site is currently a community building which is in use. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Site: this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available..	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	30	0	0

369	Airpark Way	Feltham Masterplan 2017	The site is in use for light industrial and storage. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Multiple land parcels in fragmented ownership. Landowners have not indicated site is unavailable , initial investigation of the site indicates an existing established industrial uses present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment considers that mixed use development is viable for this area.	Yes	No	0	0	1438
370	Central Park Trading Estate (East)	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

371	Westgate Estate Feltham	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
372	Vacant Land Clarence Terrace	Call for Sites 2016	The site is an existing car park, car garage and hot food takeaway. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. Some landowners have expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	30	150	0
373	Brentford Group Practice	GLA SHLAA 2017	The site is GP surgery with ancillary car parking The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is moderately close to town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	60	0	0

374	Brook Lane North	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site cannot be bought forward for development. The ELR indicates that there is demand for this type of use in the borough. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered too able to be overcome, the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
375	Bullsbridge Industrial Esatate	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

376	Green Dragon Lane Estate, Brentford	GLA SHLAA 2017	Site is brownfield land with high density residential development as part of a housing estate. The council's planning department considers that in principle the site cannot be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownership between estate landlord and right to buy properties. The council has also expressed interest in estate regeneration however this is unlikely to be available for development in the plan period, therefore site is considered unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
377	Haslemere Heathrow Estate (Cranebank)	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

378	Ivy Bridge Retail Park	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in use for retail units. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints considered too able to be overcome for employment and housing development; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
379	SG Gaming 1 Dukes Green Ave, Feltham TW14 0LR	GLA SHLAA 2017	The council's planning department considers that in principle the site cannot be bought forward for development. Site is brownfield land in use for offices. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has prior approval for residential development which is being implemented and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented prior approval for residential uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
380	Layton Road Warehouses	GLA SHLAA 2017	The site is warehouses that are partially vacant. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability, Landfill Zone of Concern site and an Industrial History Site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	40	0	0

381	14a Hampton Road West/Rex House	GLA SHLAA 2017	Site is an industrial building, currently vacant. The council's planning department considers that in principle the site can be bought forward for development. Site is a previous landfill site; there may be remediation required to develop the site. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment considers that residential development is viable for this area.	Yes	Yes	15	0	0
382	Poplar Way	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, investigation of the site indicates an existing well established businesses present , and therefore site considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0

383	Jet petrol station	GLA SHLAA 2017	Site is brownfield land in use as a petrol station. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill site; this may require Remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
384	Industrial Units north of Thornbury Park	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established major business present, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0

385	Griffin Centre	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be to be able to be redeveloped but not intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
386	Site at Lion Way	GLA SHLAA 2017	Site is in active mixed use with a number of residential flats and funeral directors. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, initial investigation of the site indicates existing long established business present, and residential units subject to lease/freehold , and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

387	Heidelberg, Brentford High Street	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution, office use and industrial use. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established major business present with freehold, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
388	Aldi Hounslow	GLA SHLAA 2017	Site is brownfield land with a retail store and car park. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome for employment and housing development; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with freehold, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
389	Morrisons Cavendish Parade	GLA SHLAA 2017	Site is a supermarket which is currently being redeveloped. The council's planning department considers that in principle the site can be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a current permission which is being implemented, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

390	Inwood Business Park	GLA SHLAA 2017	Site is an industrial park in active use. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 5 a "very good" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in multiple ownerships. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	30	0	4240
391	ST. JOHNS ROAD	GLA SHLAA 2017	Site is brownfield land with a care home in active use. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
392	182 High Street Hounslow	GLA SHLAA 2017	Site is a retail unit which is vacant. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within Town Centre Site is within a Key Existing Office Location: office would be suitable use. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. The site has a current permission which is being implemented, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

393	Land on Harlington Road (next to railway)	GLA SHLAA 2017	Duplicate Entry - See Network House (366)	No	Duplicate Entry - See Network House (366)	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No		0	0
394	6-10 Wood Lane, Isleworth and former Nishkam	GLA SHLAA 2017	"Site is brownfield land use for storage and distribution units and a large recently implemented residential development. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a ""moderate"" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development on the part of the site which has not been redeveloped, but the majority of the site has been recently redeveloped and therefore the site cannot accommodate additional growth within the plan period.									

"	No	Site is in multiple ownerships. No response from all landowners to suggest site is available within plan period, majority of site has been redeveloped and is therefore not considered to be available, and initial investigation of the remainder of the site indicates a number of existing established businesses present with possible long-term lease and/or freehold arrangements, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0			

395	Maple Industrial Estate	GLA SHLAA 2017	Site is active use for storage and distribution units. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
396	Works, Metro Industrial Estate Isleworth	GLA SHLAA 2017	Site is an industrial estate that is being redeveloped for residential development. Site has planning permission for residential development indicating site is suitable. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Site is currently being redeveloped for residential development and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
397	The Depot behind Station Road	GLA SHLAA 2017	Site is brownfield land with buildings in use for a garage. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

398	BP Garage, Henly's Roundabout	GLA SHLAA 2017	Site is brownfield land use for a garage The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
399	Parkway Trading Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and is an employment area. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0
400	Southville Community Centre	Call for Sites 2016	Site is a Community Centre which is being redeveloped The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a current permission which is being implemented, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

401	Tesco Mogden	GLA SHLAA 2017	Site is a large format retail store with parking in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is a previous landfill site; there may be remediation required to develop the site. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site; therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	340	0	0
402	Airlinks Industrial Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and is an employment area. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost with limited ability to intensify industrial uses.	No	No	0	0	0

403	The Spitfire Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres but is an employment area. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing established businesses present, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
404	Rugby Road - Royal Mail Delivery	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome for employment development, but the ELR (2020) indicates that the site is already in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

405	Aldi Feltham, 70-86 High Street	GLA SHLAA 2017	Site is a large format retail store with parking in active use. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is within a town centres and employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	200	0	0
406	Land South of Jct Twickenham Road and Hampton Road West	GLA SHLAA 2017	Site is brownfield land with a vacant garden nursery and open land. The council's planning department considers that in principle the site can be bought forward for development. Site is adjacent to Country Way and an interchange - significant noise and air quality issues. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. The site has recently implemented permission for redevelopment and is therefore not considered to be suitable.	No	Site is in single ownership. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing established businesses present with possible long-term lease and/or freehold arrangements, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

407	Swan House Swan Road	GLA SHLAA 2017	Site is brownfield land with buildings in low density office use. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business present with possible long-term lease and or freehold arrangement, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
408	37 Bath Road and Others	GLA SHLAA 2017	Site is multiple uses; east side of site is a vacant care home; west side of site is a residential unit in active use. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location: employment would be suitable use. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing established businesses present with long-term leasehold arrangements, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

409	Site at 527 Staines Road TW4 5DZ	GLA SHLAA 2017	Site is a warehouse that is being redeveloped. Site has permission to be redeveloped for residential development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Site is currently being redeveloped for residential development and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
410	Heston Industrial Mall	GLA SHLAA 2017	Site is brownfield land in active use for storage and light industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has indicated through a Statement of Common Ground that site could be allocated in a future review of the local plan. Therefore site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
411	Feltham Coachworks	GLA SHLAA 2017	The site is a Vehicle depot (Sui Generis) The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a previous landfill site; there may be remediation required to develop the site. The site is in PTAL zone 1a a "very poor" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional residential and employment growth within the plan period.	Yes	Site is in single ownership. Landowner have expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	10	0	750

412	Holly House, Boston Manor Road (additional storey)	GLA SHLAA 2017	Site is brownfield land in active use with a large residential building, offices and residential homes. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require Remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered too able to be overcome; owing to optimal intensity of uses on the site, and therefore the site is suitable to accommodate additional growth within the plan period.	No	Site has multiple ownerships. landowners have not indicated site is available, initial investigation of the site indicates existing established residential flats with possible long-term lease arrangements, and therefore site is considered unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
413	Victory Business Centre, Fleming Way	GLA SHLAA 2017	Site is an existing industrial estate in active use. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 1b a "very poor" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in multiple ownership. Some landowners have indicated site is available.	Yes	Hounslow Viability Assessment considers that employment development is viable for this area.	Yes	Yes	0	0	6980

414	University of London Union Boathouse, Chiswick	GLA SHLAA 2017	Site is brownfield land in active use for leisure activities The council's planning department considers that in principle the site cannot be bought forward for development. Site contains listed structures/buildings: opportunities for growth would need to integrate with this building and ensure scale and form account for sensitivity of the site and setting. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing established businesses present with long-term leasehold arrangements, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
415	129 Heston Road	GLA SHLAA 2017	The council's planning department considers that in principle the site cannot be bought forward for development. Site is in active use as a group of flats and surrounding amenity space. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. landowners have not indicated site is available, initial investigation of the site indicates existing established residential flats with possible long-term lease arrangements, and therefore site is considered unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

416	320 Great West Road	GLA SHLAA 2017	Site is in active use as a residential home. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site within existing suburban area: development must be of a scale and form which is sensitive to adjacent residential properties and safeguard amenity of existing and future residents. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established residential dwelling, with potential long term free/leasehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
417	206-210 Hanworth Road	GLA SHLAA 2017	The site is an existing Hotel, Retail and a Vacant Plot. The council's planning department considers that in principle the site cannot be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownership. Some landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	80	0	0

418	Albany Road GARAGE BLOCK AT CHARLTON HOUSE, ALBANY ROAD, BRENTFORD (Planning App to be submitted - June 18)	GLA SHLAA 2017	Site is a car park. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established potential long term free/leasehold arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
419	115 Power Road	GLA SHLAA 2017	Site is in active use as an car showroom. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome for employment development, but the site is considered to already by in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available. Therefore site is considered to be available.	Yes	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0

420	Rear Hampton Road West	GLA SHLAA 2017	Site is a large number of gardens and some residential homes. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
421	ALLPORT	GLA SHLAA 2017	Site is in active use with built structures for storage and distribution uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

422	Beavers Lane Camp North	GLA SHLAA 2017	The council's planning department considers that in principle the site cannot be bought forward for development. Site is in active use with built structures for storage and distribution uses. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has been redeveloped recently for intensified industrial use. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
423	BEDFONT ROAD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. |The site is in PTAL zone 1a a "very poor" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

424	Brentwaters Business Park	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution, industrial uses. The council's planning department considers that in principle the site can be bought forward for development. The ELR indicates that there is demand for this type of use in the borough Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Part of the site is within Flood Zone 3a/b. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
425	Brickfield Close	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

426	CHALLENGE ROAD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution The council's planning department considers that in principle the site can be bought forward for development. . Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to have limited scope to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0
427	Clocktower Road Industrial Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for residential and retail. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has indicated through a Statement of Common Ground that site could be allocated in a future review of the local plan. Therefore site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

428	Convent Way	GLA SHLAA 2017	Site is brownfield land with multiple built structures as part of a housing estate. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownership between estate landlord and right to buy properties. There are several garages which the Landowner has indicated are available. The council has also expressed interest in estate regeneration however this is unlikely to be available for development in the plan period.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	4	0	0
429	Heathrow House	GLA SHLAA 2017	Site is brownfield land with a single large office building. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site has major frontage onto the Great West Road; significant noise and air quality issues. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and recently renewed leases, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

430	Fairfields Road	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
431	Jubilee Mail Centre	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	Yes	No	0	0	0

432	Derwent Care Centre, Fern Grove	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for a care home. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
433	GATE GOURMET UK LTD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0

434	GREAT SOUTH WEST ROAD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and is an employment area. The ELR (2020) considers the site to be capable of intensification. Constraints are considered to able to be overcome for employment development.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
435	GREAT WEST ROAD	GLA SHLAA 2017	Site is brownfield land with buildings in active use as a Public House The council's planning department considers that in principle the site can be bought forward for development. Site is adjacent to the Great West Corridor along more than half of site boundary: significant noise and air quality issues. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

436	Hampton Farm Industrial Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for industrial, storage and distribution uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and is an employment area. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
437	HEATHFIELD TERRACE	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for residential flats and minor retail. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Site has recently implemented permission for residential development, and therefore site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownership. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates an existing homes and businesses with possible leasehold and/or freehold arrangements, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

438	Heston Industrial Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage, distribution and industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and is an employment area. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
439	Heston Phoenix Distribution Park	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage, distribution and industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is moderately close to town centres and is an employment area. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

440	Honnor Gardens	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage, distribution and industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
441	Hospital Road	GLA SHLAA 2017	Site is brownfield land with multiple buildings in use for retail. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is a Town Centre and Primary Shopping Area. The site is in PTAL zone 5 a "very good" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
442	HOUNSLOW CENTRE, 1 LAMPTON ROAD	GLA SHLAA 2017	Site is an existing vacant office block which is being converted into flats. Site has permission under prior approval for conversion to residential use. Site is within town centre Site is within a KEOL: development should be for employment. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is within a town centre and employment area. The site has permission for residential development which is being implemented and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

443	LONDON ROAD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use as a postal depot. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, and initial investigation of the site indicates an existing established business, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
444	SUREGUARD STORAGE	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for industrial, storage and distribution uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and is an employment area. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

445	Hanworth Trading Estate	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for industrial, storage and distribution uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and is an employment area. The ELR (2020) indicates that the area has recently been subject to significant redevelopment and renewal and therefore the site to be unlikely to be able to be intensified. Constraints are considered to able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
446	TELE EUROPE LTD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for retail and storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

447	TW13 4RD	GLA SHLAA 2017	Site is in active use with built structures for storage and distribution uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownerships. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
448	TW13 6AH	GLA SHLAA 2017	Site is in active use with built structures for retail and residential. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates an existing established business and homes present, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

449	Greenham Park, Chertsey Road, Feltham TW13 4RN	GLA SHLAA 2017	Site is brownfield land in use for a car park attached to adjacent retail uses (Wickes Building Supplies). The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is adjacent to the Great Southwest Road for approximately half of site boundary: significant noise and air quality issues which must be mitigated. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered too able to be overcome; owing to the fact that the car park forms is critical to the operation of the Wickes Building Supplies store therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response landowner to suggest site is available within plan period, initial investigation of the site indicates an existing car park for business and customer use along with servicing and delivery to adjacent long-term lease arrangement with existing business, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
450	TW13 6SA	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for retail and residential. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

451	TW14 8NB	GLA SHLAA 2017	The council's planning department considers that in principle the site cannot be bought forward for development. Site is brownfield land with multiple built structures in active use for supporting infrastructure, in form of a major electricity substation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in a poor location in regards transport, town centres and employment areas. Constraints are considered to not be able to be overcome due to the sites use for supporting infrastructure (power) and therefore the site cannot accommodate additional growth within the plan period. The ELR (2020) considers the site to be unlikely to be able to be intensified owing to the use of the site. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response landowners to suggest site is available within plan period, and initial investigation of the site indicates an existing substation for critical infrastructure, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
452	TW3 1AN	GLA SHLAA 2017	The council's planning department considers that in principle the site cannot be bought forward for development. Site is brownfield land with multiple built structures in active use for retail and residential. Site is within a Town Centre and Primary Shopping Area: suitable for main town centre uses and retail. Site is within a KEOL: suitable for office (b1a) uses. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in a poor location in regards transport, town centres and employment areas. Constraints are considered to be able to be overcome and to accommodate additional growth within the plan period. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. The site has been partially redeveloped for mixed use, and prior approval B1a to C3. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

453	TW3 1DL	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for retail and residential. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within a Town Centre and Primary Shopping Area: suitable for main town centre uses and retail. Site is within a KEOL: suitable for office (b1a) uses. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is within a town centre and employment area. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
454	TW3 1SF	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for retail and residential. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is relatively close to town centres and employment areas. Constraints are considered too able to be overcome for development and therefore the site can accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0

455	TW4 7DD (National Works Business Park)	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage and distribution. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has indicated through a Statement of Common Ground that site could be allocated in a future review of the local plan. Therefore site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
456	TW5 9UW	GLA SHLAA 2017	Site is brownfield land with buildings in active use as a Public House The council's planning department considers that in principle the site cannot be bought forward for development. Site is adjacent to the Great Southwest Road for most of site boundary: significant noise and air quality issues. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is relatively distant from town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
457	Osterley Park Hotel	GLA SHLAA 2017	Site is an existing Hotel and Car Park in active use. The council's planning department considers that in principle the site can be bought forward for development. Planning has been sought for site indicating it is considered suitable. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1ba a "very poor" location in regards public transport, distant from town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner have expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	80	0	0

458	WICKES BUILDING SUPPLIES LTD	GLA SHLAA 2017	Site is brownfield land with multiple active buildings for storage and distribution. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is adjacent to the Great Southwest Road to more than half of sit boundary: significant noise and air quality issues. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified owing to the existing retail uses on the site. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
459	103a Pears Road	GLA SHLAA 2017	Site is an existing residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
460	23-59 TRINITY SQUARE STAINES ROAD	GLA SHLAA 2017	Site is an existing office building converted to residential use. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
461	CENTRAL HOUSE	GLA SHLAA 2017	Site is an existing office building converted to residential use. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0

462	500 and 30 to 32 Chiswick High Road	GLA SHLAA 2017	Site is an existing residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
463	575-579 LONDON ROAD	GLA SHLAA 2017	Site is an existing residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The ELR (2020) considers the site to be unlikely to be able to be intensified. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
464	77 - 87	GLA SHLAA 2017	Site is an existing residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for residential uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
465	BARLEY MOW PASSAGE	GLA SHLAA 2017	Site is a recently converted and extended business centre in active use. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for residential uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
466	Centre of Redwood Estate	GLA SHLAA 2017	Site is part of a housing estate which has recently been redeveloped. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0

467	CraneBank BA Training Centre	GLA SHLAA 2017	The site is a large mixed use business site with industrial uses. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill zone of concern; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
468	Feltham	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for residential uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
469	FOUNTAINS CLOSE	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
470	Griffin Park Braemar Road	GLA SHLAA 2017	Site is an existing football stadium with permission to be redeveloped for residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a current and highly deliverable permission which will be implemented upon the completion of the new Brentford Stadium, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Imminent implementation of planning permission for residential uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0

471	Heston Health Clinic, Cranford Lane, Hounslow (TW5 9ER)	GLA SHLAA 2017	Site is a health clinic which has recently been redeveloped. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for residential and medical uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
472	Heston Leisure Centre and surrounding land New Heston Road	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
473	HIGH STREET	GLA SHLAA 2017	Site is an existing mixed use block with permission to be extended significantly for residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 6a an "excellent" location in regards public transport, and is close to town centres and employment areas. Constraints are not considered too able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period. The site has a current and highly deliverable permission which will is being implemented, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for residential and retail uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
474	Hogarth Business Park Burlington Lane	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
475	Hounslow House	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for residential uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

476	HOUNSLOW CIVIC CENTRE AND 88 LAMPTON ROAD LAMPTON ROAD	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
477	Isleworth Business Complex	GLA SHLAA 2017	Site is an existing industrial estate with industrial uses. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered too able to be overcome for employment development, but the site is considered to already be in use at an optimal level of intensity with little realistic prospect of significant intensification and therefore the site cannot accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
478	Isleworth House Richmond Road	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
479	Land at Lionel Road	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

480	Lion Way	GLA SHLAA 2017	Site is in mixed use for residential units and shops. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Town Centre Site is a KEOL: Development should be for employment. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
481	John Busch House	GLA SHLAA 2017	Site is an existing office building converted to residential use. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
482	MASTER ROBERT HOTEL	GLA SHLAA 2017	Site is an existing hotel development in active use. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

483	NORWOOD ROAD	GLA SHLAA 2017	Site is an existing vetinary clinic. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and distant from town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in unknown ownership as it is not registered with the land registry. Initial investigation of the site indicates an existing established charitable organisation present with possible long-term lease arrangement, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for residential development is viable for this area.	Yes	No	0	0	0
484	Reynard Mills Windmill Road	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

485	SHIELD ROAD	GLA SHLAA 2017	Site is brownfield land with multiple built structures in active use for storage, distribution and industrial uses. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
486	SITE BOUNDED BY	GLA SHLAA 2017	Site is mixed use with retail and residential uses. Site is within a Key Existing Office Location: employment would be suitable use. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is within a town centre and employment area. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

487	SITE EXTENDED TO INCLUDE HIGH STREET FRONTAGE	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
488	Swan Court and White Lion Court	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
489	The Heston Centre	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and is an employment area. The ELR (2020) considers the site to be unlikely to be able to be significantly intensified. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
490	TW3 1JG	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 5 a "very good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

491	TW3 3JB	GLA SHLAA 2017	Site is an existing office building converted to residential use. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
492	TW5 9UQ	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
493	TW7 4PX	GLA SHLAA 2017	Site is an existing electricity supply station in active use. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has not indicated site is available, and initial investigation of the site indicates an existing substation providing critical infrastructure, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

494	TW8 9FX	GLA SHLAA 2017	Site is an existing industrial and office site in active use. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is located adjacent to the raised section of the M4 motorway and A4: Significant noise and air quality mitigation needed. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and within an employment area. Constraints are not considered too able to be overcome; due to the recent redevelopment of the site, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
495	TWICKENHAM ROAD	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

496	Victory Way	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and is an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses present, and therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
497	W4 4EL	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
498	WORTON ROAD	GLA SHLAA 2017	Site is brownfield land with multiple built structures which are in active use for storage and distribution. The council's planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and is an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Very large number of land parcels in fragmented ownership. Landowners have not indicated site is available. Therefore site is considered unavailable.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0

499	WHEATSTONE HOUSE 650	GLA SHLAA 2017	Site is an existing recently implemented development site. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Implemented planning permission indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
500	Bombardier Aerospace AMENDED	GLA SHLAA 2017	Site is a large office building which has been partially converted to residential uses. Site is allocated an existing plan for mixed use development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Site has recently implemented prior approval to convert to residential and therefore the site is unsuitable to accommodate additional housing and employment growth within the plan period.	Yes	Site is in single ownership. No response from landowner to suggest site is available within plan period, initial investigation of the site indicates a number of existing well established businesses and residential units present, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site is not viable owing to the presence of a large amount of existing development on site creating an abnormally high existing use value and transactional cost.	No	No	0	0	0
501	Half Acre (Brentford Police Station)	GLA SHLAA 2017	Site is an existing office building which is vacant with permission to be redeveloped for a mixed use development including a theatre. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a permission which will not be implemented, and therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	Yes	100	0	0
502	TW8 0DS (Albany Riverside)	GLA SHLAA 2017	Site is an existing theatre building which is vacant with permission to be redeveloped for residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. The site has a current permission which the developer has indicated will not be implemented, and therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	Yes	190	0	0

503	Land to the South of Brentford High Street and Watersid Brentford	GLA SHLAA 2017	Site is a mix of industrial land and office buildings, retail cleared site which is vacant with permission to be redeveloped for residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a current permission which is being implemented, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
504	Max Factor House	GLA SHLAA 2017	Site is an existing office building which is vacant with permission to be redeveloped for residential development. The council's planning department considers that in principle the site cannot be bought forward for development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a current permission which will not be implemented and therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Single land ownership and Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	Yes	0	0	0
505	Enterprise Rent a Car Rex Service Station Hampton Road, West Feltham, TW13 6AY	GLA SHLAA 2017	Site is a mixed use building with a car rental depot with residential units. The council's planning department considers that in principle the site cannot be bought forward for development. Site is a previous landfill site; there may be remediation required to develop the site. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is not viable owing to the presence of an existing mixed use development that is relatively dense creating a high existing land value.	No	No	0	0	0

506	Former Thames Water Land Kew Bridge Road	GLA SHLAA 2017	Site is brownfield land in use as a residential development. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. Site is adjacent to Listed Buildings: development will need to protect and conserve these buildings. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. The site has a recently completed permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in multiple ownerships. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	No	No	0	0	0
507	Whitelock House, Lampton Road	GLA SHLAA 2017	Site is an office development being converted to residential unit. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location: employment would be suitable use. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0
508	2 Feltham High Street	GLA SHLAA 2017	Site is an office development being converted to residential units. The council's planning department considers that in principle the site can be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 4 a "good" location in regards public transport, and is within a town centre and employment area. The site has a recently implemented permission and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Recently implemented planning permission for alternative uses indicates site is unavailable.	No	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	No	0	0	0

509	Wilkes Road	GLA SHLAA 2017	Site is mixed use development of shops with housing in a tower above. The council's planning department considers that in principle the site cannot be bought forward for development. Site has an industrial history site; there may be contamination and pollution issues requiring remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered too able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in multiple ownerships. No response from landowners to suggest site is available within plan period, investigation of the site indicates existing established business present with long-term leasehold arrangement, and therefore site is not considered to be available.	No	Hounslow Viability Assessment indicates development of this site for mixed-use development is not viable owing to the presence of an existing mixed use development that is relatively dense creating a high existing land value.	No	No	0	0	0
510	250 Gunnersbury Avenue	GLA SHLAA 2017	Site is an office building that is currently vacant. The councils planning department considers that in principle the site can be bought forward for development. Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 3 a "moderate" location in regards public transport, is distant from town centres and within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	Yes	0	0	940
511	Carpet Right	GWC Masterplan 2019	Site is in active use as a large format retail unit. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers Office development to be viable within this area.	Yes	Yes	0	0	8920

512	Station Parade, Boston Manor Road Brentford Station Infill	GWC Masterplan 2019	Site is brownfield land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an infill site surrounded by residential uses; development must ensure it is of a scale and form which is sensitive to occupiers of existing and proposed development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in a small number of ownerships who have engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	10	0	0
513	Fountains Leisure Centre	GWC Masterplan 2019	Site is currently a Leisure Centre in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a previous landfill site; there may be remediation required to develop the site. The site is in PTAL zone 3 a "moderate" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in a small number of ownerships who have engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	300	0	0
514	Esso Station Garage- corner of Ealing Road/A4/M4	GWC Masterplan 2019	Site is currently in use as a petrol station in active use. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site is a landfill zone of concern; there may be remediation required to develop the site. The site is in PTAL zone 3 a "moderate" location in regards public transport, close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in a small number of ownerships who have engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	0	0	3880

515	Adini Building and r/o	GWC Masterplan 2019	Site is in active use as an industrial unit. The principle of development for employment use has been established; site has an existing expired planning permission for employment development. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	10	0	0
516	Layton Road Car Park	GWC Masterplan 2019	The site is a car park in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	0	0	0
517	BSI Tower car park, Chiswick / Station Invill	GWC Masterplan 2019	Site is an existing station and stacked car park in active use. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers residential development to be viable within this area.	Yes	Yes	120	1230	0

518	Brentside Park	GWC Masterplan 2019	Site is in use as an office park. The principle of development for residential use has been established; site has an existing prior approval for residential development. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, and could accommodate employment growth. Site is partially within Flood Zone 3a and Flood Zone 2 The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and within an employment area. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	390	11120	0
519	1020 Great West Road / Windmill Rd/GWC / Toyota	GWC Masterplan 2019	Site is an existing car garage in active use and a vacant plot. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	0	3460
520	Car Park Boston Road Enterprise	GWC Masterplan 2019	Site is in use as a car rental depot. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is adjacent to and beneath the M4 Motorway; significant noise and air quality issues. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site could accommodate office growth. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	0	3340

521	Car Park, GSK Building	GWC Masterplan 2019	Site is brownfield land currently in use as a surface level car park. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigates appropriately in new development. Site is within a Key Existing Office Location, site could accommodate office growth. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	12190	0
522	Bottom of Transport Avenue / GWC Transport Avenue	GWC Masterplan 2019	Site is in active use for a range of employment uses relating to building trade retail. The council's planning department considers that in principle the site can be bought forward for development. Site is a Strategic Industrial Location; non industrial uses are not appropriate. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is a previous landfill site; there may be remediation required to develop the site. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, but will benefit from increased PTAL due to potential new station on adjacent land, but is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	120	0	6050
523	Classic Cars Specialist 195 Harlequin	GWC Masterplan 2019	Site is in active use for employment uses relating to car repair. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is a Strategic Industrial Location; non industrial uses are not appropriate. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	0	7130

524	Harlequin Avenue Sub station	GWC Masterplan 2019	Site is in use for supporting infrastructure. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is a Strategic Industrial Location; site would be appropriate for industrial uses. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	10	0	140
525	Skoda Car Dealer Ship	GWC Masterplan 2019	Site is in active use for a range of employment uses relating to car repair and sale. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	0	4400
526	Car Park Profile West	GWC Masterplan 2019	Site is in active use as a car park ancillary to adjacent office buildings. The council's planning department considers that in principle the site can be bought forward for development. Site is a Strategic Industrial Location; non industrial uses are not appropriate. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is a previous landfill site; there may be remediation required to develop the site. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is adjacent to the River Brent and Flood Zone 3a/b. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	30	0	1210

527	Great West House	GWC Masterplan 2019	Site is in use as an office tower block. The council's planning department considers that in principle the site can be bought forward for development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigates appropriately in new development. Site is within a Key Existing Office Location, site could accommodate office growth. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	70	7270	0
528	Chiswick Garage	GWC Masterplan 2019	Site is in active use as a car garage. The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigated appropriately in new development. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres but close to employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	30	6250	0
529	Phillips and Wood	GWC Masterplan 2019	Site is in use for an industrial unit. The council's planning department considers that in principle the site can be bought forward for development. Site is brownfield land with multiple built structures in active use. Site is a Strategic Industrial Location; site would be appropriate for industrial uses. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and close to employment areas. Constraints are not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers employment development to be viable within this area.	Yes	Yes	0	0	1900

530	Boston Manor Road Sub Station	GWC Masterplan 2019	Site is in use as supporting infrastructure. The council's planning department considers that in principle the site can be bought forward for development. Site bounds onto the Great West Road (A4) and raised section of the M4: Significant noise and air quality impacts must be mitigates appropriately in new development. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is within a Key Existing Office Location, site could accommodate office growth. The site is in PTAL zone 2 a "poor" location in regards public transport, and distant from town centres and close to employment areas. Constraints are not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership with an owner who has engaged with the council through the Masterplan Call for Sites process for the Local Plan to indicate the site is available.	Yes	Hounslow Viability Assessment considers mixed use development to be viable within this area.	Yes	Yes	0	7950	0
531	Segro Airport Parkway Site A	Call for Sites 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. Site is within the Heathrow Airport Public Safety Zone: No increase in the number of people living, working or congregating in Public Safety Zones and over time, the number should be reduced as circumstances allow. Site is designated Green Belt and was recommended to be considered in Stage 2 in Green Belt Review Stage 1. Stage 2. The site was assessed against the MOL purposes and found to not meet them. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and close employment areas and adjacent to Heathrow airport. Constraints are not considered to able to be overcome; due to the requirement for no increase in resident population from arising from the presence of the public safety zone, and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Response from landowner to suggest site is available within plan period, therefore site is considered to be available.	No	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0

532	Montague Road Car Park	Corporate Engagement	Site is a car park in active use. The council's planning department considers that in principle the site can be bought forward for development. Town Centre Boundaries: Site is within a Town Centre. Key Existing Office Location: Site is within a Key Existing Office Location: employment would be suitable use Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 6a a "excellent" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	5	0	0
533	Land adjacent to east side of Thanet House, Bedfont Road, Feltham, TW13 4NA	Local Plan Reg 18 Consultation 2017	Site is open land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Site is designated Green Belt and was recommended to be considered in Stage 2 in Green Belt Review Stage 1. In Stage 2 the site is considered to be Moderately Performing and having less importance to the Strategic Green Belt in the Green Belt Review and is recommended for further consideration in isolation. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
534	Vacant Land r/o Prince Avenue	Call for Sites 2016	Site is open land which is vacant. The council's planning department considers that in principle the site can be bought forward for development. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Conservation Area: Site is within a conservation area: scale and massing of any new development would need to be sensitive to context. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is close to town centres and employment areas. Constraints are considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Response from landowner to suggest site is available within plan period, therefore site is considered to be available.	Yes	Hounslow Viability Assessment considers that this type of residential development is viable for this area	Yes	Yes	10	0	0

535	Cranford Community College	Local Plan Regulation 19 Consultation 2018	Site is an existing school with grounds. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is considered to be Strongly Performing in the Green Belt Review. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is moderately close to town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. No response from landowner to suggest site is available within plan period, therefore site is considered to be unavailable.	No	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0
536	Land at Hatton Farm	Call for Sites 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill site; this may require remediation. Site is within the Heathrow Airport Public Safety Zone: No increase in the number of people living, working or congregating in Public Safety Zones and over time, the number should be reduced as circumstances allow. Site is designated Green Belt and was not recommended to be considered in Stage 2 in Green Belt Review. At Stage 2 the site was assessed as part of the wider Airport Business park and found to be less important to the strategic green belt, and is recommended for further consideration in combination. The site is in PTAL zone 3 a "moderate" location in regards public transport, and is distant from town centres and close employment areas and adjacent to Heathrow airport. Constraints are not considered to able to be overcome; owing to the requirement for no increase in resident population from arising from the presence of the public safety zone, and therefore the site is not considered suitable to accommodate additional growth within the plan period.	No	Single land ownership and Landowner has indicated site is available, therefore site is considered available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed use development is viable for this area.	Yes	No	0	0	0

537	Land at Hounslow Road Feltham	Local Plan Regulation 19 Consultation 2018	Site is in active use with built structures for several residential properties with gardens and a hotel development as well as bedsits. There are outstanding enforcement cases for several buildings for change of use without planning permission. The council's planning department considers that in principle the site cannot be bought forward for development. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, and is relatively distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is not viable owing to the presence of an existing mixed use development that is relatively dense creating a high existing land value.	No	No	0	0	0
538	Heston Sports Ground	Local Plan Regulation 19 Consultation 2018	Site is in active use as a sports centre. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2. Site is designated Metropolitan Green Belt and is considered to be Moderately Performing in the Green Belt Review and to make an important contribution to the strategic green belt. Site is an outdoor sport facilities: loss will should be avoided except in exceptional circumstances. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
539	Land at Church Road, Heston	Local Plan Regulation 19 Consultation 2018	Site is open space that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Majority of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. Site is designated Metropolitan Green Belt considered to be strongly performing green belt in the Green Belt Review Stage 1. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

540	Tyburn House	Local Plan Regulation 19 Consultation 2018	The site is in active mixed use for offices and industrial uses. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Site is designated as Green Belt. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt. It is recommended for further consideration in isolation. The site is in PTAL zone 4 a "good" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
541	Land Adjacent to Heston Services East	Local Plan Regulation 19 Consultation 2018	Site is open space that is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Metropolitan Green Belt and is not considered to be suitable for release in Green Belt Review Stage 2. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome and therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0
542	Land Adjacent to Cargo Service Centre	Call for Sites 2016	Site is open land which is in use as a car park. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated green belt and is identified in Stage 2 in Green Belt Review and, as part of the wider parcel, as poorly performing site which can be released in isolation. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site is adjacent to a scheduled ancient monument: development must conserve and enhance it and its setting if affected. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single land ownership. Landowners have indicated site is available.	Yes	Hounslow Viability Assessment indicates development of this site for employment development is viable for this area.	Yes	No	0	0	0

543	South Bedfont	WOB Opportunity Capacity Study 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt. It is recommended for further consideration in isolation and as a strategic cluster. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
544	Bedfont Gardens	WOB Opportunity Capacity Study 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing weakly, but making a less important contribution to the strategic green belt. It is recommended for further consideration as a strategic cluster. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

545	Lower Feltham West	WOB Opportunity Capacity Study 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt. It is recommended for further consideration in isolation. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
546	Land at Mayfield Farm	WOB Opportunity Capacity Study 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is designated Green Belt and was recommended to be considered in Stage 2 in Green Belt Review Stage 1. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site contains scheduled ancient monuments; development cannot occur in these areas, and must conserve and enhance it and its setting if affected. Part of the site is a SINC; development must avoid significant adverse impact on biodiversity, provide mitigation or compensation for any impact or loss. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0

547	Bedfont Gardens, Land at Southville Crescent	WOB Opportunity Capacity Study 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. The Green Belt Review identifies this site for consideration in stage 2 which found that it was performing weakly, but making a less important contribution to the strategic green belt. It is recommended for further consideration as a strategic cluster. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.	No	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	No	0	0	0
548	Land at Bedfont Lakes (West) and Land at Ascot Road	Call for Sites 2016	Site is open land which is vacant. The council's planning department considers that in principle the site cannot be bought forward for development. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas. Constraints are not considered to able to be overcome; therefore the site is suitable to accommodate additional growth within the plan period.	Yes	Site is in single ownership. Landowner has expressed an interest in the development of the site.	Yes	Hounslow Viability Assessment indicates development of this site for mixed-use development is viable for this area.	Yes	Yes	140	0	0

10. Appendix 2: SACA Site Assessment Review – Sites where constraints can be overcome.

Final ID	Site Name	Constraints	Constraints Overcome?	Justification	Potential Capacity (Residential Units)	Potential Capacity (Employment Floorspace (B1,B2,B8) (Gross)
36	Ron Smith Recycling Green Lane	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 8, which found that it was performing weakly, making a weak contribution to the strategic green belt and was recommended for consideration in Stage 2. Stage 2 assessed the site as poorly performing (Site SA8b) and recommended the site for further consideration for release to meet needs, either in combination with adjacent sites or in isolation (RA8b). Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 2 a "poor" location in regards public transport, and is distant from town centres and but adjacent to an employment area.	Yes	Site is an identified established waste site which takes on an apportionment of Hounslow's waste requirements under the West London Waste Plan and London Plan. Development must ensure re-provision of waste uses on the site or on an alternative site in order that that quantity of waste to be managed is equal to or greater than the current capacity and at least meet and exceed the maximum achievable throughput of the site proposed to be lost. Site has been identified as weakly performing green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing weakly and recommended it for further consideration for release in combination with the adjacent parcel or in isolation (parcel RA-8b). Therefore constraints are considered to be able to overcome to support meeting objectively assessed needs for industrial floorspace in the borough sustainably while implementing the findings of the Green Belt Review.	0	8420
297	Land South of Western International Market	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 1, which found that it was performing weakly, making a weak contribution to the strategic green belt and was recommended for consideration in Stage 2. Stage 2 assessed the site as poorly performing (Site SA1a) and recommended the site for further consideration for release to meet needs in isolation (RA1a). Site is within an area of Groundwater Vulnerability; this may require remediation. Site is an industrial history site; there may be contamination and pollution issues requiring remediation. Site is designated as a minerals site: must be safeguarded for extraction prior to development. The site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and but close to employment areas.	Yes	There is potential for intensification of use of the site once minerals are extracted, which can be delivered with a phased approach, with part of the site developed within and later phases developed beyond the plan period. Therefore the site capacity reflects only that deemed to be capable of coming forward in the plan period. Site has been identified as weakly performing green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing weakly and recommended it for further consideration for release in combination with the adjacent parcel in isolation (parcel RA-1a). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review.	0	15800
299	The Hartlands	Site is designated Metropolitan Green Belt and is considered to be Strongly Performing and having importance to the Strategic Green Belt in the Green Belt Review Stage 1 where it is recommended to be retained. (General Area 4). Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas.	Yes	Site has been identified as strongly performing green belt in the Stage 1 Green Belt Review, meaning it does meet the green belt purposes and therefore as part of a robust and defensible boundary. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2019) identified a need for 3 travellers' pitches in the first five years of the plan to meet needs. Site has been identified to meet these specific needs of Gypsies and Travellers in Hounslow, by locating them adjacent to existing pitches and allowing households to stay close to their community in a highly appropriate location. Constraints are considered to be able to overcome to support meeting the specific needs of the Gypsy and Traveller Community in Hounslow. Site Allocation should contain appropriate safeguards to minimise impact on openness of Green Belt created by additional pitch spaces, and development would be subject to very special circumstances.	3 (Pitches)	0
301	Baber Bridge Travellers Site	Site is designated Metropolitan Green Belt and is considered to be Strongly Performing and having importance to the Strategic Green Belt in the Green Belt Review Stage 1 where it is to be recommended for consideration of Particular Local Value at stage 2. (General Area 24). The stage 2 Green Belt Review recommends that the parcel is de designated from Green Belt and added to the Metropolitan Open Lane Site is within an area of Groundwater Vulnerability; this may require remediation. Landfill Site: this may require remediation. The site is in PTAL zone 2 a "very poor" location in regards public transport, and is distant from town centres and employment areas.	Yes	Site has been identified as strongly performing green belt in the Stage 1 Green Belt Review, meaning it does meet the green belt purposes and therefore as part of a robust and defensible boundary. The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2019) identified a need for 10 travelling Showpeople yards pitches in the first five years of the plan to meet needs.. Site has been identified to meet the specific needs of Travelling Showpeople in Hounslow, by locating capacity on an underutilised site, allowing additional households to stay close to their community in an appropriate location to meet needs. Constraints are considered to be able to overcome to support meeting the specific needs of the Travelling Showpeople community in Hounslow. Site Allocation should contain appropriate safeguards to minimise impact on openness of Green Belt created by additional pitch spaces, and development would be subject to very special circumstances.	10 (Plots)	0

333	WOB20 - Site Known as Vacant Land at Dick Turpin	Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 10, which found that it was performing weakly, making a weak contribution to the strategic green belt and was recommended for consideration in Stage 2. Stage 2 assessed the site as poorly performing (Site SA10a) site for further consideration for release to meet needs in isolation (RA10a). Site is designated as Green Belt. The Green Belt Review identifies this site for consideration in Stage 2 which found that it was performing moderately, but making a less important contribution to the strategic green belt (Site SA10a). The site is in PTAL zone 4 a "good" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport.	Yes	Site is in close proximity to Heathrow airport and has been identified as weakly performing green belt in the Stage 1 Green Belt Review, meaning it does not meet the green belt purposes and therefore does not support a robust and defensible boundary. The site has been identified as performing weakly, and making a less important contribution to the Strategic Green Belt in Stage 2 where it is recommended for further consideration for release in isolation (parcel RA10a). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review.	0	11900
334	Site at Faggs Road	Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: Landfill zone of concern; this may require remediation The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 11, which found that it was performing moderately, making some contribution to the strategic green belt and was not recommended for consideration in Stage 2. However, given the strategic location of the site, it was further tested in Stage 2 where it was assessed that the site (SA11) was recommended for further consideration for release to meet needs in combination with adjacent sites (RC11). Site is a Locally Significant Industrial Site: uses should be industrial B1c/B2/B8. The site is in PTAL zone 3 a "moderate" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport.	Yes	Site is in close proximity to Heathrow airport and has been identified as moderately performing green belt in the Stage 1 Green Belt Review, meaning it does not meet the green belt purposes and therefore does not support a robust and defensible boundary. The site has been identified as performing moderately, and making a less important contribution to the Strategic Green Belt in Stage 2 where it is recommended for further consideration for release in in combination (parcel RC11). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review.	9	5950
337 345	WOB4 - Airport Business Park Site B (North Section) & WOB4 - Airport Business Park (Southern Section)	The council's planning department considers that in principle the site can be bought forward for development. Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern and Land Fill Site: this may require remediation. The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 11, which found that it was performing moderately, making some contribution to the strategic green belt and was not recommended for consideration in Stage 2. However, given the strategic location of the site, it was further tested in Stage 2 where it was assessed that the site (SA11) was recommended for further consideration for release to meet needs in combination with adjacent sites (RC11). The centre of the site is in PTAL zone 2 a "poor" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport.	Yes	Site is in close proximity to Heathrow airport and has been identified as moderately performing green belt in the Stage 1 Green Belt Review, meaning it does not meet the green belt purposes and therefore does not support a robust and defensible boundary. The site has been identified as performing moderately, and making a less important contribution to the Strategic Green Belt in Stage 2 where it is recommended for further consideration for release in in combination (parcel RC11). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review.	0	145000
339	WOB7 - Central Park Trading Estate,(West) Staines Road, Feltham, TW4 5DJ	Industrial History Sites: there may be contamination and pollution issues requiring remediation. Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. Land Fill Zone of Concern: Landfill zone of concern; this may require remediation. Locally Significant Industrial Site: Site is a Locally Significant Industrial Site: uses should be employment. The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 8, which found that it was performing weakly, making a weak contribution to the strategic green belt and was recommended for consideration in Stage 2. Stage 2 assessed the site as poorly performing (Site SA8c) and recommended the site for further consideration for release to meet needs, either in combination with adjacent sites or in isolation (RA8c). The site is in PTAL zone 2 a "poor" location in regards public transport, is distant from town centres and adjacent to employment areas.	Yes	Site has been identified as weakly performing green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing weakly and recommended it for further consideration for release in combination with the adjacent parcel RA-8b or in isolation (parcel RA-8c). Constraints are considered to be able to overcome to support meeting objectively assessed need for industrial floorspace in the borough sustainably while implementing the findings of the Green Belt Review	0	5850
540	Tyburn House	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 10, which found that it was performing weakly, making a weak contribution to the strategic green belt and was recommended for consideration in Stage 2. Stage 2 assessed the site as poorly performing (Site SA10a) site for further consideration for release to meet needs in isolation (RA10a). Groundwater Vulnerability: Site is within an area of Groundwater Vulnerability; this may require remediation. The site is in PTAL zone 4 a "good" location in regards public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport.	Yes	The site forms part of the perimeter of Parcel RA10a, the majority of which is separately identified as site 333 (WOB20 - Site Known as Vacant Land at Dick Turpin) which is identified as having capacity to deliver industrial floorspace to support needs. It is considered that this site can further support meeting the need for industrial floorspace. Site is in close proximity to Heathrow airport and has been identified as weakly performing green belt in the Stage 1 Green Belt Review, meaning it does not meet the green belt purposes and therefore does not support a robust and defensible boundary. The site has been identified as performing weakly, and making a less important contribution to the Strategic Green Belt in Stage 2 where it is recommended for further consideration for release in isolation (parcel RA10a). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review.	0	400

543	Land at South Bedfont	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 15, which found that while the area overall was performing moderately, making some contribution to the strategic green belt, this sub parcel was identified as having significant severage from the overall Green Belt and was recommended a sub-area north-east of Bedfont Road to be assessed further in Stage 2. This was tested in Stage 2 where it was assessed that the site (SA15a) made a less important contribution and performing moderately. It was recommended for further consideration for release to meet needs in isolation (RA15a) or in combination with adjacent sites (RS15). Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas.	Yes	Site has been identified as a sub parcel of green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing weakly and recommended it for further consideration for release in combination with the adjacent parcel RA15E as parcel RS15, or in isolation (parcel RA-15a). Site would be adjacent to the proposed Bedfont Station on the Southern Rail Access and would therefore benefit from significantly increased public transport accessibility by walking and cycling. Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review.	910	0
543	Land at Bedfont Gardens	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 15, which found that while the area overall was performing moderately, making some contribution to the strategic green belt, this sub parcel was identified as having significant severage from the overall Green Belt and was recommended a sub-area north-east of Bedfont Road to be assessed further in Stage 2. This was tested in Stage 2 where it was assessed that the site (SA15d) made a less important contribution and performing weakly. It was recommended for further consideration for release to meet needs in combination with adjacent sites (RS15). Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is a SINC; development would have a negative effect on biodiversity in Hounslow without significant mitigation. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas.	Yes	Site has been identified as a sub parcel of green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing weakly and recommended it for further consideration for release in combination with the adjacent parcel RA15E as parcel RS15). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review. Site Allocation would need to ensure that new development significantly enhances public access to site and forms a robust and defensible boundary that is permanent.	650	0
547	Land at Lower Feltham West	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 16, which found that while the area overall was performing moderately, making some contribution to the strategic green belt, this sub parcel was identified as having significant severage from the overall Green Belt and was recommended this sub-area north-east of Bedfont Road to be assessed further in Stage 2. This was tested in Stage 2 where it was assessed that the site (SA16a) made a more important contribution and performing moderately. It was recommended for further consideration for release to meet needs in or in isolation (RA-16a). Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The site is a SINC; development would have a negative effect on biodiversity in Hounslow without significant mitigation. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas.	Yes	Site has been identified as a sub parcel of green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing moderately and recommended it for further consideration for release in isolation RA-16a). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review. Site Allocation would need to ensure that new development significantly enhances public access to site and forms a robust and defensible boundary that is permanent.	130	0
547	Land at Southville Crescent	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as part of General Area 15, which found that while the area overall was performing moderately, making some contribution to the strategic green belt, this sub parcel was identified as having significant severage from the overall Green Belt and was recommended a sub-area north-east of Bedfont Road to be assessed further in Stage 2. This was tested in Stage 2 where it was assessed that the site (SA15e) made a less important contribution and performing weakly. It was recommended for further consideration for release to meet needs in combination with adjacent sites (RS15) or in isolation (RA-15e). Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. The centre of the site is in PTAL zone 1b a "very poor" location in regards public transport, and is distant from town centres and employment areas. .	Yes	Site has been identified as a sub parcel of green belt in the Stage 1 Green Belt Review, making a weak contribution to the strategic green belt and therefore does not support a robust and defensible boundary. The Green Belt Stage 2 Assessment further identified the site as performing weakly and recommended it for further consideration for release in combination with adjacent sites (RS15) or in isolation (RA-15e). Constraints are considered to be able to overcome to support meeting objectively assessed needs in the borough sustainably while implementing the findings of the Green Belt Review. Site Allocation would need to ensure that new development significantly enhances public access to site and forms a robust and defensible boundary that is permanent.	120	0

546	Land at Mayfield Farm	The site is designated as Metropolitan Green Belt. The Hounslow Green Belt Review Stage 1 (2015) identifies this site as General Area 13, which found that the area overall was performing moderately, making some contribution to the strategic green belt, with a sub-area west of the water works boundary recommended to be assessed further in Stage 2, with the remaining area retained in the Green Belt. This was tested in Stage 2 where it was assessed that the site (SA13b) made a more important contribution and performing strongly. Site is an industrial history site and Landfill Site; there may be contamination and pollution issues requiring remediation. Site is within an area of Groundwater Vulnerability; this may require remediation. Site contains scheduled ancient monuments. The site is a SINC; development would have a negative effect on biodiversity in Hounslow without significant mitigation. The centre of the site is in PTAL zone 1a a "very poor" location in regards public transport, and is distant from town centres and employment areas.	Yes	Site has been identified as a sub parcel of green belt in the Stage 1 Green Belt Review, making a moderate contribution to the strategic green belt and supporting a robust and defensible boundary. The Green Belt Stage 2 Assessment identified the site as performing strongly (SA13b). The site is considered to be a highly suitable location capable of accommodating high-quality large-scale office campuses in order to support new office provision need identified in the Employment Land Review ELR, where a rail connection is introduced in order to support sustainable development. The site would be capable of delivering a comprehensive mixed-use development, also incorporating housing. However, this would only be sustainable in the event that major strategic transport improvements are provided to serve the site with the implementation of the Southern Rail Access. It is therefore considered that the site should be safeguarded for release from the Green Belt in order to deliver of strategic transport infrastructure, owing to the uncertainty over the delivery timescale of this infrastructure, it may be deliverable within or outside the plan period. Therefore, the Council considers that exceptional circumstances are demonstrated justifying the removal of Land at Mayfield Farm from the Green Belt, but that it should be safeguarded only at this point and not allocated. The site would be adjacent to the proposed Bedfont Station on the Southern Rail Access and would therefore benefit from significantly increased public transport accessibility by walking and cycling. Constraints are considered to be able to overcome to support safeguarding of the site to meet objectively assessed needs in the borough sustainably in the long term.	2060	115,000

11. Appendix 3: Site Capacity Assessment Template Example

Appendix 3: Site Capacity Assessment Example

Site name	Car Park, Osterley Station, Great West Road, Hounslow, TW7 4PU

OUTPUT SUMMARY

Site Size (ha)	0.38	Total no residential units	46	(units)	Office	0	(m2)
		Number of apartments	46	(units)	Retail	0	(m2)
Overall plot coverage	29%	Number of houses	0	(units)	Commercial	0	(m2)
Plot ratio	1.10	Total residential GIA	4,222	(m2)	Other 1	0	(m2)
Unit/ha	120	Total non-residential GIA	0	(m2)	Other 2	0	(m2)
		Total GIA	4,222	(m2)	Other 3	0	(m2)

INPUT/ CALCULATION SCHEDULE

Areas	Description	% of overall area	Size (ha)	% of site development land (excluding on-site open space and access streets)	effective development land (m2)	Site coverage (%) (percentage of site to accommodate development footprint	Footprint (GEA)	GIA	Average Number of Storeys
							m2	m2	
								95%	
Total Site Area			0.3826						
Flat Block		100%	0.38	66%	2,525	44.0%	1,111	1,056	4.0
		0%	0.00	0%	0	0.0%	0	0	0.0
		0%	0.00	0%	0	0.0%	0	0	0.0
		0%	0.00	0%	0	0.0%	0	0	0.0
TOTAL		**100%**	**0.38**		**2,525**		**1,111**		

(Table Continues to next page)

(Table Continued prom previous page)

Mix of uses

Apartments	Houses	Office	Retail	Commercial	Total	Apartment		House			Office	Retail	Commercial	Total	
%	%	%	%	%	%	m2	No	m2		No	m2	m2	m2	m2	
						Average unit GIA (m2)	91.2	Average unit GIA (m2)	Average Unit Size		(GIA)	(GIA)	(GIA)	(GIA)	
100%	0%	0%	0%	0%	100%	4,222	46	0	0	0	0	0	0	4,222	OK
0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	OK
0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	OK
0%	0%	0%	0%	0%	0%	0	0	0	0	0	0	0	0	0	OK
							0								
						4,222	**46**	**0**		**0**	**0**	**0**	**0**	**4,222**	

12. Appendix 4: Application of the Sequential Test – Sites in Flood Zone 1

SACA ID	Site Name	Site Size (Ha)	Proposed Use	Flood Zone Classification	FZ2 (% of site area)	FZ3a (Fluvial & Tidal - % of site area)	FZ3b (Fluvial & Tidal - % of site area)	River Brent FZ3a 35% CC (% of site area)	FZ3a (Surface Water - % of site area)	Sequential Assessment Required?	Sequential Assessment Comments
3	Lampton House Lampton Road TW3 4EY	0.4	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
9	80-82 Staines Road Hounslow TW3 3LF	0.5	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
11	Former Syon Gate Service Station Land South of Gillette Corner Brentford TW7 5NP	0.2	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
13	Upstage Spring Grove Road TW3 4BE	0.6	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
15	379-389 Staines Road Hounslow TW4 5AX	0.4	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
130	Land to the rear of HCC Sports and Social Club Gresham Road TW3 4BX	0.5	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
131	Homebase Syon Lane TW7 5QE	1.8	Mixed Use Residential, Retail and Business	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
177	St Catherine's House, 2 Hanworth Road TW13 5AB	0.2	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
299	Land at Hartlands Caravan Park Church Road, Cranford TW5 9RY	2.4	Traveller Pitches	Highly Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
301	Baber Bridge Caravan Site Staines Road TW14 0HN	0.8	Showpeople Plots	Highly Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
305	Hounslow West Station and Car Park Hounslow TW3 3DH	1.4	Residential, Retail, Health and Community and Assembly/Leisure	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
307	61 Fern Grove Feltham TW14 9AY	0.24	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.

308	110 Power Road W4 5PY	0.4	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
310	NatWest Bank Site Chiswick Curve, Chiswick W4 5QL	0.3	Mixed Use Residential and Business	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
312	Land at 2 High Street Feltham Feltham TW13 4AJ	0.4	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
313	1000 Great West Road TW8 9DW	0.7	Business	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
315	Land at Bridge Road Depot Pears Road TW3 1SQ	1.2	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
317	Lidl, New Road Feltham TW14 9BG	0.7	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
318	Osterley Station Great West Road TW7 4PU	0.4	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
320	B&Q 2 Larch Drive Chiswick W4 5QL	1.8	Mixed Use Residential, Hotel, Business and Sui-Generis Leisure Type Uses	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
321	RBS Invoice Finance Forest Rd TW13 7QH	1.4	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
327	27 Great West Road & 1053 Great West Road 27 Great West Road & 1053 Great West Road Brentford TW8 9BW	1.6	Mixed Use Residential and Business.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
328	Vantage West/Parkview/E MC Great West Road TW8 9AG	0.8	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
329	Vantage West/Parkview/E MC Great West Road TW8 9AG	1.5	Mixed Use Residential and Business.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
331	369-373 Staines Road Hounslow TW4 5AP	0.2	Mied Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
333	Land r/o Ciba House, Dick Turpin Way TW14 0PS	3.79	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
335	New Road Car Park, New Road Feltham TW13 4BY	0.4	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.

336	15 Park Rd Feltham TW13 6PP	0.3	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
339	Central Park Trading Estates Staines Road TW4 5DJ	4.1	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
341	Nene Gardens Nene Gardens TW13 5PL	0.3	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
342	The Gate Centre / Syon Clinic Brentford TW8 9DD	1.6	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
360	Land at Glebelands Road Feltham TW14 9BN	0.2	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
364	Manor Park Feltham TW13 4EX	0.6	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
365	Land at Browells Lane Feltham TW13 7LW	2.7	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
367	19 Hanworth Rd Feltham TW13 5AF	0.2	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
368	Hawkes Rd Feltham TW14 9AA	0.12	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
372	Land r/o Bell Road TW3 3NX	0.3	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
373	Brentford Group Practice Boston Manor Road TW8 8DS	0.5	Mixed Use Residential and Health	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
380	2 Layton Road London TW8 0QJ	0.3	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
413	Victory Business Centre Fleming Way TW7 6EU	2.1	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
417	206-210 Hanworth Road TW3 3TU	0.4	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
457	Osterley park hotel, 764 Great West Road TW7 5NA	0.4	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
516	Car Park, Layton Road London TW8 0DZ	0.3	Education	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
519	1020 Great West Road London TW8 9PQ	0.4	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
520	Enterprise Rent a Car Boston Park Road TW8 9JF	0.2	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
521	Car Park, Glaxo Smithkline 980 Great West Road TW8 9GS	5.2	Business	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
523	125 Harlequin Avenue	0.3	Industrial	Less	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.

	London TW8 9EW			Vulnerable							
524	Substation, North of 125 Harlequin Avenue Brentford TW8 9EW	0.1	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
525	Lookers Skoda 931 Great West Road TW8 9DU	0.3	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
527	Car Park, Great West House Great West Road TW8 9DF	1.4	Mixed Use Residential and Business	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
528	Chiswick Flyover Service Station London W4 5QJ	0.2	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
529	2 Harlequin Avenue London TW8 9EW	0.1	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
530	Substation, Boston Manor Road London TW8 9JJ	0.2	Industrial	Less Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
534	Land r/o Prince's Avenue W3 8LU	0.2	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
547	Land at Southville Crescent Feltham TW14 8SN	1.5	Mixed Use Residential and Health/Community	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
548	753 Staines Road Feltham TW14 8RH	6.8	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.
533 + 545	Land at Raleigh Park Bedfont Road TW13 4TA	2.3	Residential	More Vulnerable	0%	0%	0%	0%	0%	No	100% of Site in FZ1 therefore Sequential Test not required.

Conclusions

12.1. Flood Zone 1: The sites in Table above fall entirely within Flood Zone 1 and can be allocated for all uses within the sites without the need to consider alternatives from a flood risk point of view.

13. Appendix 5: Application of the Sequential Test – Sites in Flood Zones 2 and 3

SACA ID	Site Name	Site Size (Ha)	Proposed Use	Flood Zone Classification	FZ2 (% of site area)	FZ3a (Fluvial & Tidal - % of site area)	FZ3b (Fluvial & Tidal - % of site area)	River Brent FZ3a 35% CC (% of site area)	FZ3a (Surface Water - % of site area)	Sequential Assessment Required?	Sequential Assessment Details	Are there alternative sites available in zones 2?	Exception Test Required?	Exception Test Details
1	408-418 Chiswick High Road W4 5LY	0.5	Mixed Use Residential and Retail	More Vulnerable	100%	100%	0%	0%	0%	Yes	Entire Site Identified as being within Flood Zone 3a (Fluvial/Tidal) .	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to the site being within Flood Zone 3a.
7	30 Rugby Road Rugby Road TW1 1DG	1	Mixed Use Residential and Industrial.	More Vulnerable	98%	0%	0%	0%	11%	Yes	Part of Site Identified as being within Flood Zone 3a (Surface Water). Majority of site identified as bring within Flood Zone 2.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 2.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
8	Hounslow Youth Centre Kinglsey Road TW3 1QA	0.4	Residential	More Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
10	34 Staines Road Hounslow TW3 3LZ	0.5	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	5%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of

												be at the same risk of flooding of those reasonably available within zone 3.		Flood Zone 3a.
12	Europa House Church Street TW7 6DA	0.3	Mixed Use Residential and Business.	More Vulnerable	100%	97%	3%	0%	11%	Yes	Majority of Site Identified as being within Flood Zone 3a (Fluvial/Tidal), Minor Part in 3b and 3a (Surface Water)	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to >20% of the site being within Flood Zone 3a indicating a significant constraint on development for more vulnerable uses.
14	Council Depot, Ashmead Road Feltham TW14 9NN	0.7	Residential	More Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
16	Cavalry Barracks Beavers Lane TW4 6HD	14.8	Mixed Use Residential, Retail, Business, Hotel, Health/Community and Assembly/Leisure	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
17	Gillette Corner Gillette Corner, Great West Road, Isleworth TW7 5LW	4.4	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
19	Sky Campus	14	Business	Less Vulnerabl	0%	0%	0%	0%	5%	Yes	Minor part of site identified	No reasonably available alternative sites (other	No	Site proposals are Less Vulnerable and therefore the Exception Test is

	Centaurs Business Park, Syon Lane, Isleworth TW7 5QD			e							as being within Flood Zone 3a (Surface Water).	than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.		not required.
36	St Albans Farm Staines Road TW14 0HH	2.5	Industrial	Less Vulnerable	19%	0%	0%	0%	1%	Yes	Part of site identified as being within Flood Zone 2. Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
135	Land at Citroen Site, Capital Interchange Way, Brentford, TW8 0EX	1.1	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	<1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more
179	West Middlesex Hospital Twickenham Road TW7 6AF	7.6	Mixed Use Residential, Health/Community and Business.	More Vulnerable	20%	16%	1%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 2, 3a (Surface Water & Fluvial/Tidal) and 3b.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a. Only water compatible development should be made in the Flood Zone 3b area.
191	UPS House TW13 7DY	1.2	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	4%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.

												flooding of those reasonably available within zone 3.		
205	Chiswick Health Centre Fishers Lane W4 1RX	0.2	Mixed use Residential and Health/Community.	More Vulnerable	100%	100%	0%	0%	0%	Yes	Site Identified as being within Flood Zone 3a (Fluvial/Tidal).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to the site being within Flood Zone 3a.
297	Southall Lane Southall TW5 9NS	14.4	Industrial	Less Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
306	Car Park, 150-152 Great South West Road TW4 6JS	0.3	Industrial	Less Vulnerable	7%	0%	0%	0%	0%	Yes	Part of site identified as being within Flood Zone 2.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 2.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
309	Great West Plaza Brentford TW7 9RE	2.1	Mixed Use Residential and Business.	More Vulnerable	28%	0%	0%	19%	2%	Yes	Site Identified as being within Flood Zone 3a (Fluvial/Tidal & Surface Water), Flood Zone 2. Significantly increased Flood Zone 3a Fluvial/Tidal under the 35% Climate	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to the site likely to experience a significant increase of risk from Flood Zone 3a under the 35% Climate change scenario.

											Change Scenario.			
311	Heathrow International Trading Estate Green Lane TW4 6HB	5.4	Industrial	Less Vulnerable	7%	1%	<1%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 2, 3a (Fluvial and Tidal & Surface Water) and Flood Zone 3b.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required. Only water compatible development should be made in the Flood Zone 3b area.
314	Sainsbury's, 31 Essex Place W4 5UT	1.8	Mixed Use Residential and Retail	More Vulnerable	99%	96%	0%	0%	0%	Yes	Site Identified as being within Flood Zone 3a (Fluvial/Tidal) .	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to the site being within Flood Zone 3a.
316	Telephone Exchange Barley Mow Passage W4 4PH	0.2	Mixed Use Residential and Business.	More Vulnerable	100%	100%	0%	0%	0%	Yes	Site Identified as being within Flood Zone 3a (Fluvial/Tidal) .	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to the site being within Flood Zone 3a.
319	Phoenix Trading Park Ealing Road Brentford TW8 9PL	1.6	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
322	98 High St Feltham TW13	1.7	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	10%	Yes	Minor part of site identified as being within Flood	No reasonably available alternative sites (other than windfall sites) that meet the site selection	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more

	4EX										Zone 3a (Surface Water).	criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.		vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
323	Tesco Dukes Green Avenue TW14 0LH	2.8	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
324	Tesco Osterley Extra Syon Lane Syon Lane TW7 5NZ	4.6	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	6%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
330	Units 1-4, Capital Interchange Way Capital Interchange Way Brentford TW8 0EX	0.9	Mixed Use Residential and Business.	More Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
332	Feltham Garrison Elmwood Avenue TW13 7AH	14.1	Mixed Use Residential, Business, Health/Community.	More Vulnerable	0%	0%	0%	0%	5%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.

												within zone 3.		
334	145 London TW14 0LZ	1.79	Industrial	Less Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
338	Euro House, 54 - 66 High Street TW3 1NW	0.2	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	15%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
340	Land at James Street James Street TW3 1SP	0.5	Residential	More Vulnerable	0%	0%	0%	0%	5%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
343	West Cross Industrial Estate West Cross Industrial Estate TW8 9EX	9.3	Mixed Use Residential, Industrial and Retail.	More Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
346	Post Office and Royal Mail,	0.2	Mixed Use Residential and Business.	More Vulnerable	100%	100%	0%	0%	0%	Yes	Site Identified as being within Flood Zone 3a (Fluvial/Tidal)	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in	Yes	The exception test must be undertaken owing to the site being within Flood Zone 3a.

	Chiswick Delivery Office, 1 Heathfield Terrace W4 4JG										.	zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.		
347	Land at Green Lane Hounslow TW4 5DJ	3.1	Industrial	Less Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
362	Leisure West Air Park Way TW13 7LX	4.5	Mixed Residential, Retail and Leisure.	More Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
366	Network House Hounslow Road TW14 9DE	1.5	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	10%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
390	Inwood Business Centre Whitton Road TW3 2EB	0.8	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.

401	Tesco Mogden Lane TW7 7JY	2.7	Mixed Use Residential and Retail	More Vulnerable	6%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water) and Flood Zone 2.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
405	80-86 High Street Feltham TW13 4EX	0.4	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	3%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
496	Half Acre, Brentford, TW8 8DH	0.27	Residential	More Vulnerable	0%	0%	0%	0%	<1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
497	Bell Road, Hounslow, TW3 3NR	0.53	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	<1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
411	Meon Court London Road, Isleworth TW7	0.4	Mixed Use Residential and Industrial.	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more

	4EW										Water).	The site is considered to be at the same risk of flooding of those reasonably available within zone 3.		vulnerable uses are outside of Flood Zone 3a.
511	971 Great West Trading Estate Great West Road TW8 9DN	0.9	Industrial	Less Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
513	Brentford Fountain Leisure Centre 658 Chiswick High Road TW8 0JH	0.9	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	5%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
514	Dome Filling Station, Great West Road London TW8 9AD	0.2	Industrial	Less Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
517	Gunnersbury Station & Car Park Chiswick W4 4AN	1.1	Mixed use Residential, Retail and Business	More Vulnerable	39%	34%	0%	0%	9%	Yes	Part of site identified as being within Flood Zone 2, 3a (Fluvial/Tidal & Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Gunnersbury Station includes a large amount of undeveloped land owing to a railway line, platform and station bisecting the site. When these are removed from the assessment, they result in a reduction to 7% of the area being within FZ2, 4% in FZ3a Fluvial and Tidal and <1% in FZ 3a Surface Water). Therefore, less that 20% of the site is within Flood Zone 3a resulting in a less than significant

														constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
518	Brentside Park Great West Road TW9 9DS	1.8	Mixed use Residential, Retail and Business	More Vulnerable	31%	0%	0%	1%	13%	Yes	Part of site identified as being within Flood Zone 2, 3a (Surface Water). Minor increased Flood Zone 3a Fluvial/Tidal under the 35% Climate Change Scenario.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	Part of the site is within Flood Zone 2. Through design, development could locate more vulnerable uses outside of Flood Zone 2.
522	BSS Brentford Transport Avenue TW8 9HF	0.1	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
526	R/O Profile West 950 Great West Road TW8 9ES	0.6	Mixed Use Residential and Industrial.	More Vulnerable	48%	34%	34%	39%	1%	Yes	Part of site Identified as being within Flood Zone 2, 3a (Fluvial/Tidal) and Flood Zone 3b. Significantly increased Flood Zone 3a Fluvial/Tidal under the 35% Climate Change Scenario.	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	Yes	The exception test must be undertaken owing to the site being within Flood Zone 3a.
543	Land North of Bedfont Road	10	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood	No reasonably available alternative sites (other than windfall sites) that meet the site selection	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more

	Bedfont Road TW14 8BF										Zone 3a (Surface Water).	criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.		vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
544	Land to the South of Sandy Drive, Bounded by Railway Line Feltham TW14 8BD	6.9	Mixed Use Residential and Retail	More Vulnerable	0%	0%	0%	0%	7%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
337 +345 + 536	Land between Hatton Road, The Duke of Northumberland's River and Faggs Road Feltham TW14 0LZ	47.1	Industrial	Less Vulnerable	0%	0%	0%	0%	1%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Site proposals are Less Vulnerable and therefore the Exception Test is not required.
5 + 325	Land at Hounslow Bus Garage and Interchange High Street, Hounslow TW3 1PA	1.1	Mixed Use Residential, Retail, Health/Community and Assembly/Leisure.	More Vulnerable	0%	0%	0%	0%	2%	Yes	Minor part of site identified as being within Flood Zone 3a (Surface Water).	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to be at the same risk of flooding of those reasonably available within zone 3.	No	Less that 20% of the site is within Flood Zone 3a resulting in a less than significant constraint on development for proposed more vulnerable uses. Through design, development could locate more vulnerable uses are outside of Flood Zone 3a.
500 & 498	High Street, Brentford, TW8 0BB	0.63	Residential	More Vulnerable	47%	29%	<1%	0%	1%	Yes	Part of site Identified as being within Flood Zone 2, 3a (Fluvial/Tidal) and Minor	No reasonably available alternative sites (other than windfall sites) that meet the site selection criteria are available in zones 1, 2 and 3a. The site is considered to	No	The site has planning permission for development substantively the same as the proposed site allocation. The strategic flood risk assessment supporting the application identified the site as passing the exceptions test.

											Part in Flood Zone 3b.	be at the same risk of flooding of those reasonably available within zone 3.		Therefore site is deemed to have passed the test.

Conclusions

13.1. The Assessment indicates that all sites pass the sequential test on the basis of there being no reasonably available alternative sites to accommodate growth. A total of 9 sites require the application of the exceptions test.

14. Appendix 6: Application of the Exceptions Test

SACA ID	Site Name	Site Size (Ha)	Proposed Use	Exception Test Assessment	Exception Test Passed
7	Profile West Brentford Car Park	0.1	Mixed Use Residential and Industrial.	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes over the plan period, and support the wider delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. The site will provide significant sustainability benefits by providing new industrial floorspace which supports meeting the need for additional industrial floorspace in the great west corridor, in order to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The design of new development, in accordance with the spatial vision and employment policies, seeks to deliver industrial intensification, providing a high-density site with a mix of uses, contributing to regeneration and supporting the delivery of increased use of sustainable transport modes, being close to the proposed Golden Mile station and bus routes along the Great West Road. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in August 2020 The assessment included the following conclusions regarding the exception test: <u>Will development increase flood risk elsewhere?</u> • Yes - The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and/or below ground attenuation. • Developments within the 1 in 1000 year surface water and Flood Zone 3a + CC extents must provide compensatory flood storage that is equal to, or exceeds, the flood depths from these events. <u>How can development reduce flood risk overall?</u> It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u>	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

				A site-specific Flood Evacuation Plan should confirm if a safe fluvial flooding access/egress route is available. It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). <u>Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test?</u> There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • For developments within the Flood Zone 3a + CC extent, developments finished floor levels must be at least 0.3m above the predicted flood level at that point. • For developments outside of the fluvial Flood Zone 3a + CC extent, developments finished floor levels must be at least 0.3m above the predicted 1 in 1000yr event flood depth at any point onsite. • Where predicted flood depths are less than 0.3m, flood resistance construction of developments is required. Flood resilient measures should be implemented where predicted flood depths are greater than 0.3m as maximum flood depths predicted on site are greater than 0.3m with climate change factored in. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development <u>Fluvial / Tidal</u> Developments cannot take place in Flood Zone 3b extent. Development should be directed towards the southern half of the site. Developments within the Flood Zone 3a + CC extent requires flood plain compensation and finished floor levels of at least 0.3m above the predicted flood level at that point. This provides a minimum 0.3m allowance for freeboard. Where predicted flood depths are less than 0.3m, flood resistance construction of buildings is required. Flood resilient measures should be implemented where predicted flood depths are greater than 0.3m. A Flood Emergency and Evacuation Plans for the site should be developed. Any developments should take place at least 8m away from the River Brent. If developments are proposed within 8m of the River Brent, a flood risk activity permit may be required. Site users should be signed up to EA's Flood Warning Service. <u>Surface Water + Sewers</u> For developments outside of the fluvial Flood Zone 3a + CC extent, developments must have finished floor levels must be 0.3m above the predicted 1 in 1000yr event flood depth at any point onsite. SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. The detailed drainage plan must account for 100% of surface water generated from the site and comply with Policy 5.13 of the London Plan and Non-statutory technical standards for SuDS. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). <u>Groundwater</u> No basement dwelling developments should take place. Basements developments, that are not basement dwellings, may be appropriate at some locations onsite, but a site-specific Flood Risk Assessment must be completed and the basement must not have any adverse impacts on flooding locally during a 1 in 100 year fluvial and surface water events. Basements must contain an egress route to a higher floor above the predicted Flood Zone 3a + CC fluvial and 1 in 1000 year surface water flood depths. Basements should be made flood resilient. <u>Artificial</u> Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. Site users should be made aware of the site's location within an area at risk of flooding due to a reservoir failure. <u>Site Specific FRA Requirements</u> 1. Developments within the Flood Zone 3a + CC extent requires flood plain compensation and finished floor levels of at least 0.3m above the predicted flood level at that point. Developments must have finished floor levels at least 0.3m above the predicted 1 in 1000yr event flood of surface water depth at any point onsite. 2. Only 'water compatible' development is permitted within the Flood Zone 3b area. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the London Borough of Hounslow Local Plan 2015-2030 If this is not reasonably practicable, then this must be clearly explained and justified. 5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	

				6. Thames Water must be consulted to confirm if the site has historically flooded.	
16	Brentside Park	1.8	Mixed use Residential, Retail and Business	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 1: Improve and protect air, land and water quality in the borough Objective 2: Reduce noise pollution Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes over the plan period, and support the wider delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. The site will provide significant sustainability benefits by providing new office floorspace which supports meeting the need to protect and improve the quality of office stock. In doing so, it provides significant support to meet the spatial vision for the Great West Corridor, in order to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. In addition, the design of the site and provision of the clean air route provide significant improvements to air quality and reduced noise pollution for those in the area, and ensure the provision of new homes are not at increased risk from air and noise pollution by locating less sensitive uses against the Great West Road. The design of new development will provide a new clean air route and riverside improvements, supporting high quality urban design and improving fair and equal access to riverside leisure and recreation for the borough's residents. In accordance with the spatial vision and employment policies, seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity and create new streets, providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in August 2020. The assessment included the following conclusions regarding the exception test: <u>Will development increase flood risk elsewhere?</u> • Yes - The development must use surface water drainage techniques to manage surface water runoff onsite through above ground SuDS and/or below ground attenuation.	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

				• Developments within the 1 in 1000 year surface water and Flood Zone 3a + CC extents must provide compensatory flood storage that is equal to, or exceeds, the flood depths from these events How can development reduce flood risk overall? It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. How can the development be made safe? A site-specific Flood Evacuation Plan should confirm if a safe fluvial flooding access/egress route is available. It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test? There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • For developments within the Flood Zone 3a + CC extent development finished floor levels must be at least 0.3m above the predicted flood level at that point onsite. • For developments outside of the fluvial Flood Zone 3a + CC extent, developments finished floor level must be at least 0.3m above the predicted 1 in 1000yr surface water event flood depth at any point onsite. • Where predicted flood depths are less than 0.3m, flood resistance construction of developments is required. Flood resilient measures should be implemented where predicted flood depths are greater than 0.3m as maximum flood depths predicted on site are greater than 0.3m with climate change factored in. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. Potential Mitigation Measures: Fluvial / Tidal Developments cannot take place in Flood Zone 3b extent. Development should be directed towards the southern and western parts of the site. Developments within the Flood Zone 3a + CC extent requires flood plain compensation and finished floor levels of at least 0.3m above the predicted flood level at that point. This provides a minimum 0.3m allowance for freeboard. Where predicted flood depths are less than 0.3m, flood resistance construction of buildings is required. Flood resilient measures should be implemented where predicted flood depths are greater than 0.3m. A Flood Emergency and Evacuation Plans for the site should be developed. Any developments should take place at least 8m away from the River Brent. If developments are proposed within 8m of the River Brent, a flood risk activity permit may be required. Site users should be signed up to EA's Flood Warning Service. Surface Water + Sewers For developments outside of the fluvial Flood Zone 3a + CC extent, developments must have finished floor levels must be 0.3m above the predicted 1 in 1000yr event flood depth at any point onsite. SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. The detailed drainage plan must account for 100% of surface water generated from the site and comply with Policy 5.13 of the London Plan and Non-statutory technical standards for SuDS. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). Groundwater No basement dwelling developments should take place. Basements developments, that are not basement dwellings, may be appropriate at some locations onsite, but a site-specific Flood Risk Assessment must be completed and the basement must not have any adverse impacts on flooding locally during a 1 in 100 year fluvial and surface water events. Basements must contain an egress route to a higher floor above the predicted Flood Zone 3a + CC fluvial and 1 in 1000yr surface water flood depths. Basements should be made flood resilient. Artificial Local Authority Emergency Planning Officers must be consulted to create a reservoir failure emergency and evacuation plan. Site users should be made aware of the site's location within an area at risk of flooding due to a reservoir failure. Site Specific FRA Requirements 1. Developments within the Flood Zone 3a + CC extent requires flood plain compensation and finished floor levels of at least 0.3m above the predicted	

				flood level at that point. 2. Developments must have finished floor levels at least 0.3m above the predicted 1 in 1000yr event flood of surface water depth at any point onsite. 3. Only 'water compatible' development is permitted within the Flood Zone 3b area. 4. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 5. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the London Borough of Hounslow Local Plan 2015-2030 If this is not reasonably practicable, then this must be clearly explained and justified. 6. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others. 7. Thames Water must be consulted to confirm if the site has historically flooded.	
17	Great West Plaza	2.1	Mixed Use Residential and Business.	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 1: Improve and protect air, land and water quality in the borough Objective 2: Reduce noise pollution Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the spatial vision for the Great West Corridor which seeks to provide 7,500 new homes over the plan period, and support the wider delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. The site will provide significant sustainability benefits by providing new office floorspace which supports meeting the need to protect and improve the quality of office stock. In doing so, it provides significant support to meet the spatial vision for the Great West Corridor, in order to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. In addition, the design of the site and provision of the clean air route provide significant improvements to air quality and reduced noise pollution for those in the area, and ensure the provision of new homes are not at increased risk from air and noise pollution by locating less sensitive uses against the Great West Road. The design of new development will provide a new clean air route and riverside improvements, supporting high quality urban design and improving fair and equal access to riverside leisure and recreation for the borough's residents. In accordance with the spatial vision and employment policies, seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity and create new streets, providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019.	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

				The assessment included the following conclusions regarding the exception test: Will development increase flood risk elsewhere? The site has the potential to be developed without increasing flood risk to others. As the site lies partly within Flood Zones 2 and 3b this may require flood plain compensation for any development in these areas and a surface water management strategy integrated within the site masterplan. How can development reduce flood risk overall? It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. How can the development be made safe? It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test? There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum fluvial flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These are as follows: Site Access / Egress: The majority of the site lies within Flood Zone 1 and therefore safe access and egress will be available within the development at ground floor level. Potential Mitigation Measures: Fluvial / Tidal Buildings should be situated above the predicted fluvial flood level and constructed using flood resistant and / or resilient techniques. Development should be directed towards the northern half of the site where flood depths are likely to be lower and rapid inundation is less likely. Site users should register with the Environment Agency's Flood Warning service and be made aware of the safe refuge locations on site. Surface Water + Sewers SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). Groundwater No basement levels should be developed on this site. Artificial Site users should register with the Environment Agency's Flood Warning service and be made aware of the safe refuge locations on site. Site users should be made aware of the site's location within an area at risk of flooding due to a reservoir failure. Site Specific FRA Requirements 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum river flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. Only 'water compatible' development is permitted within the Flood Zone 3b area. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the London Borough of Hounslow Local Plan 2015-2030 If this is not reasonably practicable, then this must be clearly explained and justified.	

				5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	
96	Europa House	0.3	Mixed Use Residential and Business.	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 1: Improve and protect air, land and water quality in the borough Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. The site will provide significant sustainability benefits by providing new office floorspace which supports meeting the need to maintain and enhance the importance of Hounslow as an employment centre, and provide opportunities and benefits to the local economic and the adjacent Isleworth Neighbourhood Centre. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The design of new development will provide riverside improvements, supporting high quality urban design and improving fair and equal access to riverside leisure and recreation for the borough's residents. In accordance with the spatial vision and employment policies, seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019. The assessment included the following conclusions regarding the exception test: <u>Planning Considerations</u> Will development increase flood risk elsewhere? The site has the potential to be developed without increasing flood risk to others. This may require flood plain compensation for any development in the Flood Zone 2 / 3a areas and a surface water management strategy integrated within the site masterplan. <u>How can development reduce flood risk overall?</u> It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u> A possible safe flooding access / egress route is available from the south west boundary of the site. This should be confirmed through a site-specific Flood Evacuation Plan. It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). <u>Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test?</u> There is a reasonable prospect of compliance with the Exception Test. This can be achieved by:	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

				• Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum fluvial / tidal flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These are as follows: <u>Site Access / Egress:</u> The entire site is at risk of fluvial and tidal flooding. Access/egress routes should be located above the flood level and directed onto Church Street to the west. Safe refuge should also be provided at higher levels within the development. <u>Fluvial / Tidal</u> The development should be designed so that users have safe access / egress routes in the event of a flood. Buildings should be situated above the flood level and constructed using flood resistant and / or resilient techniques. Development should be directed towards the western half of the site where flood depths are likely to be lower and rapid inundation is less likely. Site users should register with the Environment Agency's Flood Warning service and be made aware of the site evacuation routes / safe refuge locations. <u>Surface Water + Sewers</u> Although only a small part of the site is at risk of flooding from surface water, the development of the site may cause a change in the localised topography and increase the surface water flood risk. SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). <u>Groundwater</u> No basement levels should be developed on this site. <u>Artificial</u> Site users should register with the Environment Agency's Flood Warning service and be made aware of the site evacuation routes / safe refuge locations. Site users should be made aware of the site's location within the breach zone. <u>Site Specific FRA Requirements</u> 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum fluvial / tidal flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. Only water compatible development should be made in the Flood Zone 3b area. 3. A site specific Flood Evacuation Plan must demonstrate that the site can be used safely for its lifetime. 4. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 5. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the Hounslow Local Plan 2015-2030. If this is not reasonably practicable, then this must be clearly explained and justified. 6. The FRA must demonstrate that surface water, tidal and fluvial flooding can be managed on site with no increase in flood risk to others. The site is adjacent to the river Thames and is within the Thames Estuary 2100 area. The following guidance should be followed: The TE2100 Plan provides guidance and recommendations for developers to ensure the objectives of the Plan are met. Sub-regions within the TE2100 policy area are broken up into 'Action Zones' which highlights different sub-regional characteristics, flood sources and how those could be addressed. Hounslow lies within Action Zone 1 ('West London') of the TE2100 policy area: Recommendations 6, 9, 10 and 12. In addition, Action Zone 0 Recommendations 7 and 11 are applicable for all developers in the TE2100 plan.	

104	Chiswick Health Centre	0.2	Mixed use Residential and Health/Community.	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. The site will also provide an improved health centre and improving fair and equal access to healthcare services for all residents. The site also supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The site will support minimising the need to travel by locating the health centre and new homes within Chiswick town centre, with access to services and sustainable travel modes, as well as providing a high quality and sustainable design by making more intensive use of land. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019. The assessment included the following conclusions regarding the exception test: <u>Will development increase flood risk elsewhere?</u> The site has the potential to be developed without increasing flood risk to others. As the site lies partly within Flood Zones 2 and 3b this may require flood plain compensation for any development in these areas and a surface water management strategy integrated within the site masterplan. <u>How can development reduce flood risk overall</u>? It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u> It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test? There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum fluvial flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

				are as follows: Site Access / Egress: The entire site and surrounding area is at risk of tidal flooding. Safe refuge should be provided within the development above the flood level. Potential Mitigation Measures: Fluvial / Tidal The development should be designed so that users have safe access / egress routes. Buildings should be situated above the predicted flood level and constructed using flood resistant and / or resilient techniques. Site users should register with the Environment Agency's Flood Warning Service and be made aware of the site evacuation route / safe refuge location. Surface Water + Sewers SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). Groundwater No basement levels should be developed on this site. Artificial No mitigation measures required (site is at low risk of flooding from artificial sources). Site Specific FRA Requirements 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum tidal flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. A site-specific Flood Evacuation Plan must demonstrate that the site can be used safely for its lifetime. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the Hounslow Local Plan 2015-2030. If this is not reasonably practicable, then this must be clearly explained and justified. 5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	
105	Chiswick Telephone Exchange	0.2	Mixed Use Residential and Business.	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. This housing will be provided in a location close to Chiswick town centre and public transport links. The site will provide significant sustainability benefits by providing new office floorspace which supports meeting the need to protect and improve the quality of office stock. In doing so, it provides significant support to maintain and enhance the importance of Hounslow as an employment centre,	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from

				specifically in supporting vision for the Great West Corridor to be an employment hub in West London. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The design of new development will supporting high quality urban design, and seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity and providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019. The assessment included the following conclusions regarding the exception test: <u>Will development increase flood risk elsewhere?</u> The site has the potential to be developed without increasing flood risk to others. As the site lies partly within Flood Zones 2 and 3b this may require flood plain compensation for any development in these areas and a surface water management strategy integrated within the site masterplan. <u>How can development reduce flood risk overall</u>? It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u> It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). <u>Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test?</u> There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum fluvial flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These are as follows: <u>Site Access / Egress:</u> The entire site and surrounding area is at risk of tidal flooding. Safe refuge should be provided within the development above the flood level. <u>Potential Mitigation Measures:</u> <u>Fluvial / Tidal</u> The development should be designed so that users have safe access / egress routes. Buildings should be situated above the predicted flood level and constructed using flood resistant and / or resilient techniques. Site users should register with the Environment Agency's Flood Warning Service and be made aware of the site evacuation route / safe refuge location. <u>Surface Water + Sewers</u> SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). <u>Groundwater</u> No basement levels should be developed on this site. <u>Artificial</u> No mitigation measures required (site is at low risk of flooding from artificial sources).	the Level 2 SFRA.

				Site Specific FRA Requirements 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum tidal flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. A site-specific Flood Evacuation Plan must demonstrate that the site can be used safely for its lifetime. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the Hounslow Local Plan 2015-2030. If this is not reasonably practicable, then this must be clearly explained and justified. 5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	
106	Royal Mail, Chiswick Delivery Office	0.2	Mixed Use Residential and Business.	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. This housing will be provided in a location close to Chiswick town centre and will provide opportunities and benefits to the local economy. The site will provide significant sustainability benefits by providing new office floorspace which supports meeting the need to protect and improve the quality of office stock. In doing so, it provides significant support to maintain and enhance the importance of Hounslow as an employment centre, specifically in supporting vision for the Great West Corridor to be an employment hub in West London. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The design of new development will supporting high quality urban design, and seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity and providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019. The assessment included the following conclusions regarding the exception test: Will development increase flood risk elsewhere? The site has the potential to be developed without increasing flood risk to others. As the site lies partly within Flood Zones 2 and 3b this may require flood plain compensation for any development in these areas and a surface water management strategy integrated within the site masterplan. How can development reduce flood risk overall?	Based on the sequential and exception test assessments, there is sufficient evidence to conclude that no other site is reasonably available in a flood risk zone of lower category, and that the site was most suitable. The site provides significant wider sustainability benefits to the community, and there is a reasonable prospect of compliance with the exceptions test subject to an appropriate site layout and site-specific flood risk assessment that takes into account the site recommendations from the Level 2 SFRA.

				It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u> It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). <u>Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test?</u> There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum fluvial flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These are as follows: <u>Site Access / Egress:</u> The entire site and surrounding area is at risk of tidal flooding. Safe refuge should be provided within the development above the flood level. <u>Potential Mitigation Measures:</u> <u>Fluvial / Tidal</u> The development should be designed so that users have safe access / egress routes. Buildings should be situated above the predicted flood level and constructed using flood resistant and / or resilient techniques. Site users should register with the Environment Agency's Flood Warning Service and be made aware of the site evacuation route / safe refuge location. <u>Surface Water + Sewers</u> SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). <u>Groundwater</u> No basement levels should be developed on this site. <u>Artificial</u> No mitigation measures required (site is at low risk of flooding from artificial sources). <u>Site Specific FRA Requirements</u> 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum tidal flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. A site-specific Flood Evacuation Plan must demonstrate that the site can be used safely for its lifetime. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the Hounslow Local Plan 2015-2030. If this is not reasonably practicable, then this must be clearly explained and justified. 5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	
107	Sainsbury's Chiswick	1.8	Mixed Use Residential and Retail	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping,	

				transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. This housing will be provided in a location close to Chiswick town centre and will provide opportunities and benefits to the local economy. The site will provide significant sustainability benefits by providing improved retail floorspace utilising sustainable construction and placemaking to support fair and equal access to services in the borough. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The design of new development will supporting high quality urban design, and seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity and providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019. The assessment included the following conclusions regarding the exception test: <u>Will development increase flood risk elsewhere?</u> The site has the potential to be developed without increasing flood risk to others. As the site lies partly within Flood Zones 2 and 3b this may require flood plain compensation for any development in these areas and a surface water management strategy integrated within the site masterplan. <u>How can development reduce flood risk overall</u>? It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u> A possible safe tidal flooding access / egress route is available from the western boundary of the site. This should be confirmed through a site-specific Flood Evacuation Plan. It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). <u>Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test?</u> There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These are as follows:	

				Site Access / Egress: Almost the entire site is at risk of tidal flooding except the western site boundary. Access/egress routes should be directed onto Acton Lane to the west, and then to the north. This route should be located above the predicted flood level. Safe refuge should also be provided at higher levels within the development. Potential Mitigation Measures: Fluvial / Tidal The development should be designed so that users have safe access / egress routes. Buildings should be situated above the predicted flood level and constructed using flood resistant and / or resilient techniques. Site users should register with the Environment Agency's Flood Warning Service and be made aware of the site evacuation route / safe refuge location. Surface Water + Sewers SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd). Groundwater No basement levels should be developed on this site. Artificial No mitigation measures required (site is at low risk of flooding from artificial sources). Site Specific FRA Requirements 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum tidal flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. A site-specific Flood Evacuation Plan must demonstrate that the site can be used safely for its lifetime. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the Hounslow Local Plan 2015-2030. If this is not reasonably practicable, then this must be clearly explained and justified. 5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	
108	Empire House	0.5	Mixed Use Residential and Retail	**Does the development provide wider sustainability benefits to the community that outweigh flood risk?** The development has been appraised within the Integrated Impact Assessment. It supports meeting the following objectives: Objective 3: Minimise the need to travel, increase the use of sustainable transport modes (walking, cycling and public transport) Objective 4: Maintain and enhance biodiversity (areas of nature conservation interest, wildlife and habitats). Objective 5: Ensure equality of opportunity through fair and equal access to services (health care, education, skills training, employment, shopping, transport), culture, leisure and recreation for all residents. Objective 6: Promote high quality urban design and use of sustainable construction. Objective 7: Ensure the efficient use of resources to reduce negative contributions to and mitigate impacts of climate change. Objective 10: Improve the quality of where people live through sustainable regeneration that makes use of existing assets Objective 13: Provide opportunities and benefits to the local economy especially in town centres. Objective 14: Maintain and enhance the importance of Hounslow as an employment centre in the West London and London-wide context through attracting new economic development that provides a range of jobs in appropriate locations. Objective 15: Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home. The site will provide significant sustainability benefits by providing a mix of affordable and market homes, in a range of sizes, in support of the delivery of 26,780 homes across the borough between 2020 and 2035 to meet objectively assessed need. This housing will be provided in a location close to Chiswick town centre and will provide opportunities and benefits to the local economy. The site will provide significant sustainability benefits by providing improved retail floorspace utilising sustainable construction and placemaking to support fair and equal access to services in the borough. It will provide this in a new, high quality development contributing to urban design and the	

				town centre. The site supports the efficient use of resources and the maintenance and enhancement of biodiversity by maximising the use of brownfield land in the borough to support growth while protecting undeveloped land. The design of new development will supporting high quality urban design, and seeks to deliver intensification and mixing of uses on site, utilising placemaking to enhance activity and providing a high-density site with a mix of uses, contributing to regeneration. **Will the development be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will it reduce flood risk overall?** The site has been subject to a Level 2 SFRA, which was finalised in January 2019. The assessment included the following conclusions regarding the exception test: <u>Will development increase flood risk elsewhere?</u> The site has the potential to be developed without increasing flood risk to others. As the site lies partly within Flood Zones 2 and 3b this may require flood plain compensation for any development in these areas and a surface water management strategy integrated within the site masterplan. <u>How can development reduce flood risk overall</u>? It is recommended that the development proposals achieve greenfield runoff rates in line with the London Plan and Hounslow Local Plan 2015-2030. This would reduce surface water runoff and potential risk to others compared to the existing development. <u>How can the development be made safe?</u> A possible safe tidal flooding access / egress route is available from the western boundary of the site. This should be confirmed through a site-specific Flood Evacuation Plan. It is recommended that all finished floor levels are set above predicted flood levels (refer above for details). <u>Is there a reasonable prospect of compliance with flood risk aspects of the Exception Test?</u> There is a reasonable prospect of compliance with the Exception Test. This can be achieved by: • Demonstrating evidence of the wider sustainability benefits of the site in a Sustainability Appraisal. • Raising finished floor levels (FFLs) to 600mm above the 1% (100 year) predicted maximum flood level plus climate change or 300mm above the general ground level of the site (whichever is highest). • Implementing flood resistant or resilient features. • Incorporating SuDS into the site design. • The production of a Flood Evacuation Plan and the signing up of site users to Flood Alerts and Flood Warnings. • Leaving space in developments for flood risk management infrastructure to be maintained and enhanced for the lifetime of the development. A number of design recommendations are set out in the Level 2 SFRA to ensure that the development is safe and remains safe for its lifetime. These are as follows: <u>Site Access / Egress:</u> The entire site is at risk of tidal flooding. Access/egress routes should be located above the predicted flood level. Safe refuge should also be provided at higher levels within the development.. <u>Potential Mitigation Measures:</u> <u>Fluvial / Tidal</u> The development should be designed so that users have safe access / egress routes. Buildings should be situated above the predicted flood level and constructed using flood resistant and / or resilient techniques. Site users should register with the Environment Agency's Flood Warning Service and be made aware of the site evacuation route / safe refuge location. <u>Surface Water + Sewers</u> SuDS measures should be applied on site to firstly minimise the amount of runoff, then attenuate the maximum practical volume of surface water onsite. Site ground conditions should be tested to determine the potential for disposal of surface water via infiltration. Any connections to the public sewer should be done so with consultation and permission from the infrastructure owner (in this case, Thames Water Utilities Ltd).	

				Groundwater No basement levels should be developed on this site. Artificial No mitigation measures required (site is at low risk of flooding from artificial sources). Site Specific FRA Requirements 1. Finished floor levels must be situated above the 1% (100 year) predicted maximum tidal flood level plus climate change with a 600mm allowance for freeboard or 300mm above the general ground level of the site – whichever is highest. 2. A site-specific Flood Evacuation Plan must demonstrate that the site can be used safely for its lifetime. 3. SuDS must be integrated within the site masterplan to maximise runoff reduction and surface water attenuation as much as reasonably practicable. 4. An overall drainage strategy must demonstrate how greenfield (as a minimum) or lower than greenfield (preferred) runoff can be achieved. This is in line with the London Plan and the Hounslow Local Plan 2015-2030. If this is not reasonably practicable, then this must be clearly explained and justified. 5. The Flood Risk Assessment must demonstrate that surface water and fluvial flooding can be managed on site with no increase in flood risk to others.	