

# **London Borough of Hounslow Site Allocations and Capacity Assessment (SACA)**

**Addendum (June 2025)**

## **Introduction**

As explained in the Site Allocations and Capacity Assessment (SACA) published November 2024, the sites within Appendix 2 were assessed as part of the SACA and initially were found to be unsuitable for development owing to them being non developed land within the Green Belt. The sites also form part of land parcels that have been assessed as part of a Green Belt Review conducted by Arup. Recommendations from this Review found that there were areas that have the potential to be removed from the Green Belt and considered for future development. These sites were then re-assessed as part of the SACA process which considered whether or not they could become suitable for potential allocation subject to constraints being overcome.

This Addendum to Appendix 2 seeks to give greater clarity to the assessment of those sites located within the Green Belt where it was found that constraints could be overcome, as part of the SACA process. It is not the purpose of the Addendum to assess or reassess any of the sites, but instead to complete some minor updates for correction purposes, so that the assessment of sites can be more clearly understood. The two Sites that are subject to some minor updates as part of this Addendum are Site 345 Land at Hatton Fields (South) and Site 298 Space Way Recycling Centre.

In the August 2024 version of the SACA, both sites were incorrectly shown as 'Yes' where the Assessment determines whether or not their constraints can be overcome, taking into account the findings of the Green Belt Assessment. There are further constraints on both of these Sites (access on Site 345 and site usage on Site 298) that cannot be overcome. As such, the answer to whether or not the constraints can be overcome when taking into account the findings of the Green Belt Assessment is amended from 'Yes' to 'No'.

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable ?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
36	Ron Smith Recycling Green Lane, TW14 0HH	Site is in active use for a range of industrial uses relating to recycling and waste processing with ancillary uses. 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 and making a less important contribution to the strategic Green Belt. It	No	Planning Application/ Pre-App	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	8420	Yes

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		<p>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 to 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.</p>											

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
297	Land South of Western International Market	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"	No	Internal Engagement	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	34760	Yes

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account of findings of Green Belt assessment)?
		location in regards to public transport, and is distant from town centres and but close to employment areas. Constraints are not considered able to be overcome; therefore the site is unsuitable to accommodate additional growth within the plan period.											
298	Space Way Recycling Centre	Site is a waste and recycling site in active use. 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.	No	Call for Sites 2016	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	Yes No

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		<p>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 to public transport, and is distant from town centres and employment areas. Constraints are not considered 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.</p>											

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
333	Site Known as Vacant Land at Dick Turpin Way	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 to public transport, is distant	No	Regulation 19 Consultation	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	11900	Yes

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are not considered able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.											
334	Site at Faggs Road, opposite Hatton Green	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.	Yes	Call for Sites 2016	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	5950	Yes

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		<p>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 to public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are considered able to be overcome; therefore the site is suitable to accommodate additional employment growth within the plan period.</p>											

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
337	Land at Hatton Fields (North)	The site is a open land which is vacant. 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	No	Call for Sites 2016	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	63450	Yes

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		<p>recommended for further consideration in combination. The centre of the site is in PTAL zone 2, a "poor" location in regards to public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. Constraints are not considered able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.</p>											

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
339	Central Park Trading Estate,(West) Staines Road, Feltham, TW4 5DJ	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 Green Belt Review identifies this site for consideration in stage 2 which found that it was performing	No	Call for Sites 2016	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	5850	Yes

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		<p>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 to public transport, is distant from town centres and adjacent to employment areas. Constraints are not considered able to be overcome; therefore the site is unsuitable to accommodate additional employment growth within the plan period.</p>											

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
345	Land at Hatton Fields (South)	The site is open land which is vacant. 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	No	Call for Sites 2016	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	Yes No

	Site Name	Suitability	Considered Suitable?	Availability Source	Availability	Considered Available?	Achievability	Considered Achievable?	Taken forward to Cap	Indicative Capacity (Res Units)	Indicative Emp Capacity (Offices B1a)	Indicative Emp Capacity (Industrial B1c/B2/B8)	Can constraint be overcome (taking account findings of Green Belt assessment)?
		<p>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 to public transport, is distant from town centres and adjacent to employment areas and located adjacent to Heathrow Airport. It isn't considered that there is suitable access to the site that adjoins a highway. The site is surrounded by land that is outside of</p>											

