



Accelerating success.

# Alternative Site Assessment

Manor Farm, Poyle, Colnbrook.

**December 2024**

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<b>SECTION 1 INTRODUCTION &amp; SCOPE OF REPORT .....</b>	<b>2</b>
- Structure of the Report	2
- Extent of Scope	2
- Overview of Approach	3
- Overview of Development Proposals	7
- Site Location	10
- The Shortfall of Strategic Data Centres Within the Core London Market	11
- The Power Constraints	21
<b>SECTION 2 THE RATIONALE FOR THE ALTERNATIVE SITE ASSESSMENT.....</b>	<b>33</b>
<b>SECTION 3 DEFINING THE SEARCH AREA FOR THE ASA.....</b>	<b>36</b>
<b>SECTION 4 THE STAGES OF THE ASA METHODOLOGY .....</b>	<b>39</b>
<b>SECTION 5 CONCLUSIONS .....</b>	<b>112</b>
APPENDIX I	114
APPENDIX II	115
APPENDIX III	116

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## SECTION 1 INTRODUCTION & SCOPE OF REPORT

- 1.1. This Alternative Site Assessment (ASA) has been prepared by Colliers, in support of the planning application for a new Data Centre and a battery energy storage facility with associated ancillary works, at Manor Farm, Poyle, Colnbrook.
- 1.2. The ASA forms part of a comprehensive suite of planning documents submitted in support of the full planning application, and the contents of the ASA Report will need to be read alongside these other documents.

### STRUCTURE OF REPORT

- 1.3. The Report includes the following Sections
  - **Section 1** sets out Scope of the Report
  - **Section 2** sets out a summary of the national and development plan policy context within which the application is prepared, specifically in respect of development in the Green Belt, which the application site falls within.
  - **Section 3** sets out how the 'area of search' for the ASA was defined
  - **Section 4** sets out;
    - the methodology of each of the ASA stages
    - the results of Stages 1 -3
    - provides detailed qualitative consideration of the sites which have been taken through to Stage 4
  - **Section 5** sets out the conclusions of the analysis.

### EXTENT OF SCOPE

- 1.4. The purpose of the ASA is to consider whether there are potential alternative sites which could accommodate the proposed development but taking into account the specific nature of the proposed use along with its constraints.
- 1.5. The application site is located within the Green Belt, Strategic Gap, and Colne Valley Regional Park. National policy sets out that inappropriate development within the Green Belt will only be acceptable where it can be demonstrated that 'very special circumstances' exist i.e. any harm resulting from the proposal (Green Belt harm and any other harm) is clearly outweighed by other considerations.

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- 1.6. The ASA is not, in itself, a test of National Green Belt policy, but where it can be demonstrated that there are a lack of alternative sites to accommodate the development proposals, this may form part of the case for the development and evidence of 'very special circumstances'.

## OVERVIEW OF APPROACH

- 1.7. The ASA has been prepared through an extensive and robust process of research. This is to ensure that the identification and consideration of alternative sites has been exhaustive. The ASA has not simply focused on sites that are currently being actively marketed or sites that have been identified and promoted through the planning process. The ASA has considered all potential sites within the designated search area, with each site being analysed, as to whether it meets or could potentially meet the minimum requirements and deliver the proposed development within the specified timescales.
- 1.8. The minimum requirements are defined as;

### 1.8.1. Site:

The 'alternative site' must be capable of accommodating the proposed development. This is outlined in detail under Overview of Development Proposals below but comprises a 40,676m<sup>2</sup> Gross Internal Area (GIA) data centre with associated guard house and substation along with a Battery Energy Storage System (BESS) with associated infrastructure on a site of 20.16 acres.

The configuration of the development has been designed to optimise the available power but also to minimise land take and impact on the Green Belt.

In the search for an alternative site, this is the base criteria. If the Alternative Site, is to constitute a suitable alternative, it must deliver a better site to constitute an 'Alternative Site', namely a larger site, capable of delivering a more conventional density and design, namely a better solution. Notwithstanding this, the initial Master List or long list includes all sites within the search area, and the base criteria is only applied in the subsequent stages.



As outlined below under The Power Constraints, the incorporation of a Battery Energy Storage System (BESS) with associated infrastructure on the site not only increases the resilience of the data centre but also helps mitigate both the demand and supply side constraints on the National Grid itself.

However, with the transmission losses associated with the 'transport' of electricity, necessitates the closer the location to the substation, in order for the more efficient and effective its contribution to satisfying local demand. As outlined below under 1.8.2 Location, the subject site provides the optimum location in terms of the dual supply from the major Grid Point at Iver and at Laleham. In addition to the benefits the BESS provides to the Grid.

**The Minimum Requirements assume the Alternative Site is to provide a minimum of 25 acres to accommodate the proposed Data Centre of 40,676m<sup>2</sup> data centre with associated guard house and substation along with a Battery Energy Storage System (BESS)**

#### **1.8.2. Location**

Manor Farm Propco Limited, the applicant of the proposed data centre and BESS, has entered into a partnership with a national utility provider secure and deliver 147MW of capacity to the site. The supply will be from two points of connection, Iver 400/132kV National Grid Substation and Laleham 275/132kV electrical substation.

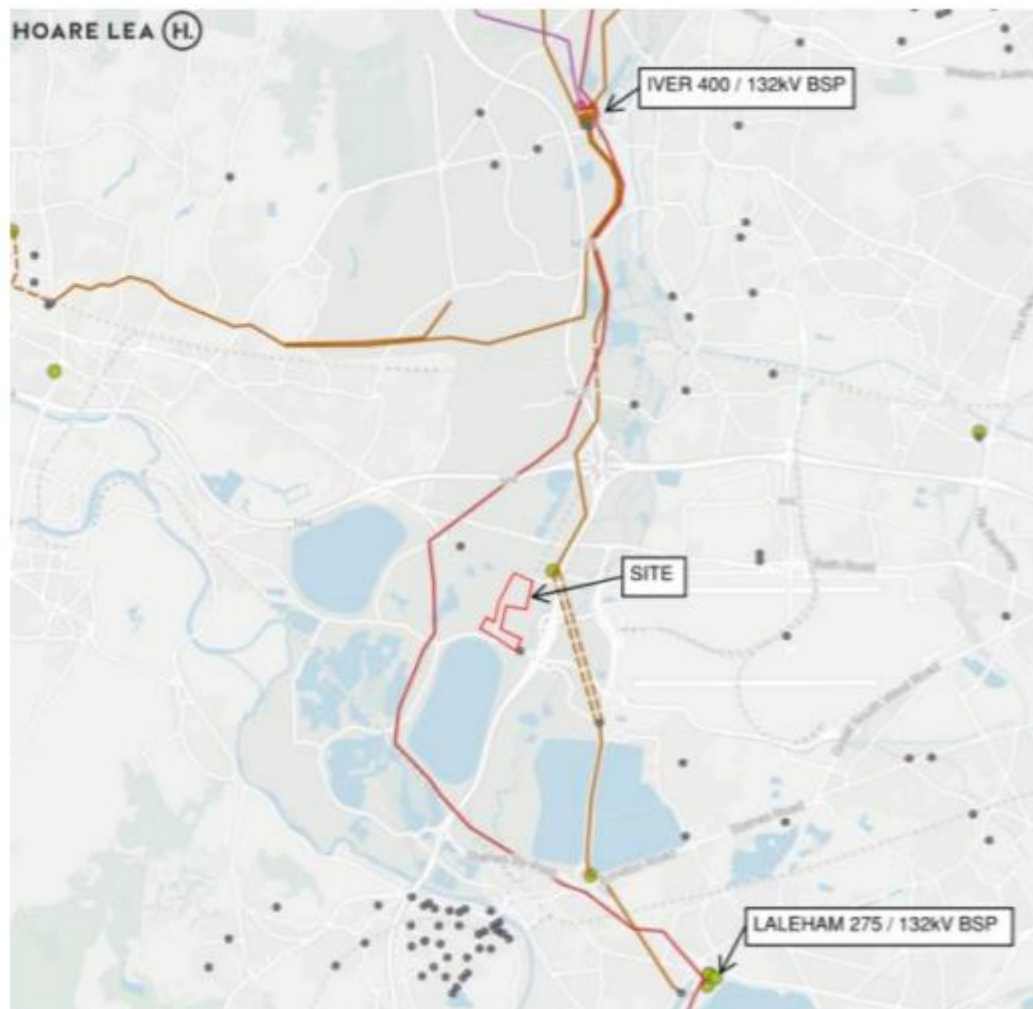


Figure 2. Electricity Points of Connection

The routes of the power cables are indicatively shown in Figure 2 – the precise alignment will be determined and submitted via a separate planning application. These will be dual cables from both Iver and Laleham to provide the necessary resilience.

57MW of capacity will be delivered from Iver in 2027 with the power delivered from Laleham in two phases, 50MW in 2027, with a further 40MW in 2030.

As part of the minimum requirements for the location of the potential alternative site, the site must fall within the designated search boundary. This is limited by the distance from the substations at Iver and Laleham, as described in more detail under: SECTION 3 DEFINING THE SEARCH AREA FOR THE ASA.

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There are electricity transmission and distribution losses over long distances. These losses are described as the difference between the energy entering the distribution network and the electricity exiting the network. This is a combination of a fixed component (a function of the network itself, independent of the load on the network) and a variable component, which is dependent on the level of load on the network.

Sites outside the defined area will impose significantly higher costs and require additional technical solutions, due to the source of the power coming from two diverse locations and via a dual feed. The additional technical solutions create resilience issues, via the additional infrastructure required, which is explored in more detail in SECTION 3. The additional costs, adversely impact the viability of the proposed development and the additional technical solutions create resilience issues, via the additional infrastructure required.

In addition to the constraints on the supply of the power, the data centre will require access to Network Infrastructure, in particular Backbone Fibre, which is the backbone of the internet, providing fast data transmission, along with high capacity, low latency, reliability and scalability. Zayo, a key provider of such infrastructure fibre is within 2.5km of the subject site.

Overall, locations outside the prescribed search area will have the dual impact of additional costs and complexities of both the provision of power and fibre, which is considered in more detail in SECTION 3.

### **1.8.3. Timescale**

As outlined above 107MW of contracted power supply will be delivered to the subject site in 2027, under the partnership with a national utility provider, with a further 40MW in 2030.

The delays on the expansion of the National Grid Substation at Iwer under The Uxbridge Moor Connection Project, could have a significant adverse impact on the ability of the Slough Availability Zone to accommodate

demand, which will in turn have a material impact on both the local economy given the significance of the sector locally but also investment by the major cloud providers into the UK economy as a whole, given the significance of the Slough Availability Zone to economic performance, especially in London. This is explored in further detail below under THE SHORTFALL OF STRATEGIC DATA CENTRE SITES WITHIN THE CORE LONDON MARKET.

To be able to deliver data centre capacity at this critical time, the alternative site must be capable of being acquired, delivered with vacant possession no later than 2027. Ideally delivery of the site will be earlier, if to be designated as a better alternative option, to the subject site, on the basis, a customer of the facility, is unlikely to be able to commence their own fit out until 2029, allowing a 24 month period to construct the facility.

- 1.9. The findings of this Report will need to be read alongside the Planning Statement and Design & Access Statement accompanying the planning application. Together these documents explain in full the rationale of the proposed development, and in particular the unique requirements of data centres and battery energy storage facilities, along with their associated ancillary works, their location and the electrical and mechanical infrastructure that supports them.
- 1.10. The application site can meet these requirements in full, and the assessment will objectively demonstrate whether there are any genuine suitable and available alternative sites, that can not only match it but potentially deliver a better alternative in an improved timescale, to meet the demands of the specified segment of the data centre and battery storage sectors.

## OVERVIEW OF DEVELOPMENT PROPOSALS

- 1.11. Full planning permission is sought for a high-quality data centre and a battery energy storage facility with associated ancillary works, designed to meet the needs of the occupational demand of the sector.

1.12. This Report will outline the nature of that demand, along with the likely parties that represent that demand and how the proposed development is critical in meeting that demand.

1.13. The proposed development seeks to deliver the following accommodation;

AREA SCHEDULE - GIA (m2)	AREA GIA (m2)
Data Centre - Ground Floor	11,349
Data Centre - First Floor	11,349
Data Centre - Second Floor	11,349
Data Centre - Roof	75
<b>Total Data Centre</b>	<b>34,122</b>
Office - Ground Floor	2,185
Office - First Floor	2,185
Office - Second Floor	2,185
<b>Total Office</b>	<b>6,554</b>
Substation - MV Room 01	47
Substation - MV Room 02	47
Substation - MV Room 03	47
Substation - Control Room 04	36
<b>Total substation</b>	<b>175</b>
<b>Total Guard House</b>	<b>37</b>
BESS - Welfare	16
BESS - Spares	24
BESS - Int. SS	50
BESS - SS 01	34
BESS - SS 02	34
BESS - Control Room	16
<b>Total BESS</b>	<b>74</b>
<b>Site Total GIA</b>	<b>41,062</b>

1.14. The Data Centre design incorporates a three-storey arrangement to maximise the efficient use of land while maintaining the setback of the building footprint from the west to preserve existing landscape and vegetation, and a setback from the public road to the east.





Fig. 3 Site Layout (Source: Corgan)

- 1.15. The Data Centre building is located on a self-contained site immediately to the west of the Poyle Road, with the Battery Energy Storage System (BESS) located immediately to the south and linked via an access road (identified in Fig. 3 above).

- 1.16. The layout of the proposed development has been designed so optimise the contracted power supply but more importantly to minimise the land take and impact on the Green Belt. In an optimum solution, the development would occupy a larger site for a number of reasons including, to provide both greater circulation space along with a greater 'stand-off' or boundary with the perimeter fence for security reasons, a greater off set distance between the data centre and electrical substation, and closer proximity between the data centre and BESS. However, notwithstanding this, the layout and design of the development satisfies operational requirements.

## SITE LOCATION

- 1.17. The site is located approximately 6 km to the southeast of Slough Town Centre and approximately 2km west of Heathrow Airport Terminal 5. As outlined above the site is located to the west of the Poyle Road, opposite the Britannia Industrial Estate and north of the Wraysbury Reservoir. The Queen Mother Reservoir lies to the west.



Fig. 4 – Red Line Boundary of the Site (Source Corgan)

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- 1.18. Figure 4. (above) shows the relationship of the site to the Poyle Industrial area and the M25, with Heathrow to the east - reference should be made to the formal site location plan and proposed layout drawings which form part of the planning application submission.
- 1.19. The context surrounding the site are the Nature Reserve to the south west. Hotel, residential area and pastureland to the north, with an industrial area to the east and Wraysbury Reservoir to the south. The Colne Brook/farm land forms a boundary on the west, with the Poyle Channel to the northern edge of the site. The site also lies on the flight path of London Heathrow Airport.
- 1.20. The site was formerly used for landfill in the latter 20th century, but more recently housed commercial and industrial facilities along with service yard with designated areas for parking. To date, the historical and current uses on this parcel of land has resulted in a biodiversity loss and generally has been unsympathetic to the local context surrounding the site due to noise and dust generated from the current activities.

## THE SHORTFALL OF STRATEGIC DATA CENTRE SITES WITHIN THE CORE LONDON MARKET

- 1.21. Data Centre space is generally described as the *physical Infrastructure that houses the computing and network equipment (primarily servers) that businesses use to store, process and share data*. It should be added to this, that it is not just businesses that use data centres, but also the social media platforms and much of the mobile phone networks.
- 1.22. It should be also noted, that whilst there was a time when business critical computing and storage requirements could be adequately supported within a general office facility, the advent of 'compute on demand' along with the demands being made on computing systems, this is largely in the past. Now, every email sent, online search made, or web page scrolled is processed in a data centre. In 2020, an estimated 2.3 billion people used personal cloud storage. Google Drive, iCloud and Dropbox were the most popular cloud storage services.



- 1.23. By 2025, the worldwide data traffic is expected to reach 181 zettabytes (a zettabyte is shown as two to the 70<sup>th</sup> power bytes - one zettabyte is equal to one billion terabytes or one trillion gigabytes) – see Figure 5 and 6 below.

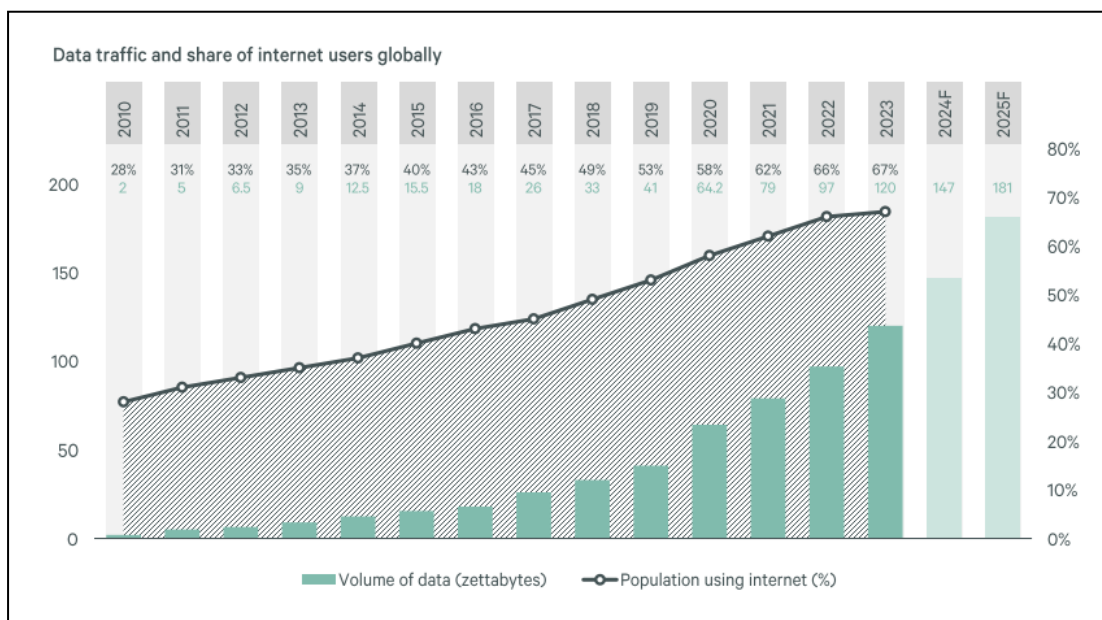


Fig. 5 Data Traffic and Share of Internet Users Globally (Source: Statista)

	2015	2022	Change
Internet users	3 billion	5.3 billion	+78%
Internet traffic	0.6 ZB	4.4 ZB	+600%
Date centre workloads	180 million	800 million	+340%
Data centre energy use (excluding crypto)	200 TWh	240–340 TWh	+20–70%
Crypto mining energy use	4 TWh	100–150 TWh	+2,300–3,500%
Data transmission network energy use	220 TWh	260–360 TWh	+18–64%

Fig 6. Global trends in digital and energy indicators, 2015-2022 (IEA (2023). Data Centres and Data Transmission Networks. <https://www.iea.org/energy-system/buildings/data-centres-and-datatransmission-networks>).

- 1.24. On the 12<sup>th</sup> September 2024 the Technology Secretary Peter Kyle, announced the government had classed UK data centres – the buildings which store much of the data generated in the UK – as ‘Critical National Infrastructure’.

- 1.25. It is the first Critical National Infrastructure (CNI) designation in almost a decade, since the Space and Defence sectors gained the same status in 2015.
- 1.26. It means the data housed and processed in UK data centres - from photos taken on smartphones to patients' NHS records and sensitive financial investment information - is less likely to be compromised during outages, cyber-attacks, and adverse weather events. Putting data centres on an equal footing as water, energy and emergency services systems will mean the data centres sector can now expect greater government support in recovering from and anticipating critical incidents, giving the industry greater reassurance when setting up business in UK and helping generate economic growth for all. (Press Release Published 12 September by Department for Science, Innovation and Technology and The Rt Hon Peter Kyle.)
- 1.27. Very broadly, the sector can be broken down into the different types of data centres listed in the table below Fig 7.;

Type of Data Centre	Overview
Enterprise (In-house or on-premise)	Dedicated on-premises facilities, which can even include server rooms, to support the IT functions of organisations, such as universities, hospitals and banks. Many companies will opt for enterprise data centres where full control of infrastructure is required to house sensitive data, meet data sovereignty requirements or tailor customisation and optimisation requirements.
Colocation ('Colo')/Wholesale	An operator will provide space for other organisations (such as banks, legal firms, an insurance company, or other tech companies) to locate their servers. The service provider can vary significantly in a colocation data centre – colocation providers can supply wholesale space where the customer determines most details or retail space that is fully fitted and ready for servers to be installed. In this type of data centre, the customer owns and manages the servers and related hardware, and the building operator is only responsible for the physical space along with the mechanical & electrical plan supporting it.
Managed infrastructure	This type of data centre is a move away from large hubs and towards a smaller and more distributed model. They are characterised by their position on the periphery of the communications network – therefore near to the customer – and operate in a wider variety of locations compared to traditional data centres. Edge, therefore, provides local, low latency computing power, and may also be deployed on a colocation basis, or as managed infrastructure.
Cloud	Cloud computing is the on-demand delivery of IT resources over the internet with pay-as-you-go pricing. Instead of buying, owning, and maintaining physical data centres and servers, you can access technology services, such as computing power, storage, and databases, on an as-needed basis from a cloud provider. In this model customers have the lowest level of physical control over the data centre as services are virtualised in a 'multi-tenant' configuration with several customers sharing the same infrastructure. Most cloud services are sold by 'hyperscaler' providers operating very large data centres which reap the rewards of economies of scale and are highly efficient. Hyperscale cloud providers offer local 'availability zones' hosted in data centres located in the UK, but also offer access to a global network of infrastructure. The term Hyperscale simply being the ability of the Cloud operator to 'scale up' their operation or to deliver it at scale.

Fig 7. Types Of Data Centre Users

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- 1.28. The growth of compute on demand has led to the decline in demand for Enterprise Data Centres (in house or on-premise), as organisations have increasingly migrated to the Cloud
  - 1.29. The Cloud has also replaced a significant part of managed services, particularly of large Government contracts, which often also included the provision of hardware/computer infrastructure.
  - 1.30. The London market is dominated by wholesale colocation operators, accounting for 89% of live capacity and 88% of all pipeline deployments (DC Byte), principally to meet the demand from the Hyperscale or Cloud operators, who comprise the bulk of demand for wholesale colocation,
  - 1.31. The number of large organizations with a multi-cloud strategy (i.e., they buy cloud services from more than one provider) is predicted to rise from 76% to 85% during 2024. It offers cost and flexibility advantages but adds complexity to data governance and integration with legacy systems. Multi and hybrid cloud (mixing cloud with on-premises infrastructure) are advanced infrastructure solutions that will continue to grow in popularity as organizations seek to balance security with flexibility and pick and choose the services they need.
  - 1.32. Worldwide end-user spending on public cloud services is forecast to grow 20.4% to total \$675.4 billion in 2024, up from \$561 billion in 2023, according to the latest forecast from Gartner, Inc. This rapid growth is over the period up to 2022 is shown on Fig.8 below. A significant proportion of the growth being driven by generative AI (GenAI) and application modernization. (Gartner May 2024).

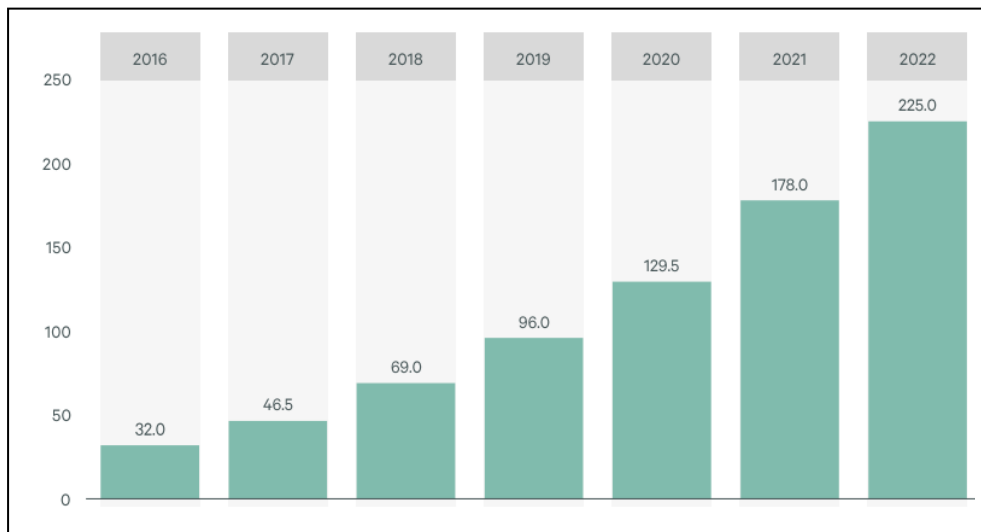


Fig.8 Spending on Cloud Infrastructure in USD Billions (Source Statista 2023)

- 1.33. The three most prominent hyperscalers are Amazon Web Services (AWS), Microsoft (Microsoft Azure) and Google (Google Cloud).
- 1.34. The European data centre market grew by nearly 20% year-over-year in Q1 2024. There was significant development in all four major FLAP markets (Frankfurt, London, Amsterdam and Paris), with Paris leading at over 40% year-over-year growth. However, supply shortages persist across the continent, especially in core markets like Frankfurt. Despite macroeconomic headwinds, Europe's data centre demand remains high.
- 1.35. The Tier 1 European data centre markets of Frankfurt, London, Amsterdam and Paris, had a significant surge in net absorption, reaching a combined 487.6 MW from Q1 2023 to Q1 2024, nearly double the previous year's absorption. Preleasing new facilities is now common, indicating a need for ongoing investment in data centre development. Power sourcing remains a key challenge. (CBRE Research June 2024)
- 1.36. It is anticipated that London will be overtaken by Frankfurt as the premier European Market, on the basis Frankfurt is still able to deliver power and land in the key locations, unlike London. In July 2024 it was revealed in the press that NTT intended to build a 500MW campus in the Frankfurt region, on a 70 hectare former US army base. The article stated the campus was likely to involve an investment of €5 billion (\$5.9bn) (Source: Data Centre Dynamics 26<sup>th</sup> July 2024).

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- 1.37. The importance of data centres, to the UK and the need to remain competitive was highlighted in a briefing paper issued by Viscount Stansgate on 24<sup>th</sup> October 2024, on the economic impact of science, technology and innovation in the UK and the challenges connected to these sectors for a motion in the House of Lords scheduled to take place on 31<sup>st</sup> October 2024. The paper conceded that it was difficult to accurately pinpoint the economic contribution of science and technology to the UK economy. However, it highlighted that in September 2024 The Office for National Statistics (ONS) reported the Gross Value Added (GVA) figures for industry/sector for 2023, of which £71Billion was attributed to IT and Other information service activities.
- 1.38. The report went on to state that the Government had estimated the value of the digital sector (comprising information technology and digital content and media) at £158.3bn for 2022 (Source: Department for Science, Innovation and Technology et al, 'Digital sector economic estimates gross value added 2022 (provisional)', 3 September 2024). Furthermore a 2023 Government report estimated that the value of UK's Artificial Intelligence (AI) sector at around £3.7bn (GVA) and that the sector employed 50,040 people (Source: Department for Science, Innovation and Technology, 'Artificial intelligence sector study', March 2023).
- 1.39. As outlined in 1.24, in further recognition of the importance of data centres, the Government designating data centres as critical national infrastructure, which it said puts data centres on an equal footing as water, energy and emergency services systems and means they will receive greater government support in recovering from and anticipating critical incidents (such as cyber-attacks or weather incidents) (Source Department for Science, Innovation and Technology, 'Data centres to be given massive boost and protections from cyber criminals and IT blackouts', 12 September 2024.)
- 1.40. Globally and across Europe and the UK there is extremely rapid growth in the amount of data that is being generated and that needs to be stored. Currently, the amount of data being generated is growing exponentially (around 23% pa), driven by the radical transformation in how people interact and how technology is used for personal, government and business activities.



- 1.41. Data usage is currently roughly doubling every three and half years. The roll out of technologies such as machine learning, artificial intelligence and the Internet of Things is continuing to fuel this growth.
- 1.42. Current contribution from UK data centres (TechUK – Foundations For The Future. How Data Centres can boost the UK economic growth November 2024);



If the UK can increase data centre capacity above its recent trend growth rate – from 10% a year to 15% a year – it will result in a:

- £44 billion additional GVA between 2025-2035 from the construction and operation of data centres
- 40,200 additional jobs directly employed in (often high paying) data centre operational roles
- 18,200 additional jobs directly employed in data centre construction roles over the period 2025–35
- A £9.7 billion additional tax revenue generated by the industry over the period 2025/35

*“The scale of this potential national economic impact is mirrored when looking to the nations and regions. By seizing the role of data centres, which will support well paid jobs and greater innovation, there is a real opportunity to deliver local growth right across the UK.”*

(TechUK – Foundations For The Future. How Data Centres can boost the UK economic growth November 2024)

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- 1.43. London is the key location within the UK data centre market and therefore pivotal in meeting these challenges outlined in the various Government papers/initiatives to support growth in the UK economy.
  - 1.44. The London data centre market is focused on two specific locations - The London Docklands and West London with a specific focus on the Slough to Hayes corridor.
  - 1.45. The two locations have distinctly different dynamics. The London Dockland market developed to meet the needs of the financial sector, with the development of the location as a financial centre. To service this need, providers such as Reuters, brought in direct fibre links from the US and other key locations. The former Thomson Reuters building, now owned by Telehouse, is one of the most 'connected' buildings.
  - 1.46. This market was however, developed around its 'connectivity' and the requirements of the financial sector to have access to this low latency connectivity. With the exception of the prelet to Oracle of Greenwich View Place, the market is dominated by colocation, more specifically retail colocation.
  - 1.47. In contrast the West London market is dominated by Wholesale Colocation. The availability of land and power (the power initially being provided by the power station on Slough Trading Estate) along with access to the major fibre routes, enabled data centres to be built at scale. This naturally attracted the major occupiers, in particular the Cloud Providers or Hyperscalers and as a result became part of their Availability Zone.
  - 1.48. Availability Zones (AZs) are defined as isolated or separated data centers located within specific regions in which public cloud services originate and operate.
  - 1.49. Cloud computing businesses typically have multiple worldwide availability zones. This helps ensure cloud customers have a stable connection to a cloud service in the geographic AZ or Availability Zone that's closest to them.
  - 1.50. Cloud service providers (CSPs) host their resources and data centers in multiple locations worldwide. The locations that are isolated from each other but close enough to have low-

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latency connections with each other are known as availability zones. AZs represent parts of regions, and each AZ includes one or more data centre.

- 1.51. Isolation and distance between AZs reduces the probability that more than one AZ goes down due to a disaster, the remaining AZs will continue to support regional services, provide computing and storage capacity, and ensure high availability for the cloud's users.
- 1.52. At the same time, the distance between the AZs is short enough to ensure that the connection between the AZs offers a very low round-trip latency (typically of a few milliseconds) for any necessary data transmissions.
- 1.53. An AZ consists of multiple data centers, which are all equipped with independent power, cooling and networking infrastructure, and are separate from the data centers in other AZs. The data centers within each AZ are also located apart from each other, again to minimize the potential adverse impact of an outage and to ensure continued availability and capacity.
- 1.54. Within the AZ there is generally a 'parent' or dominant data centre, supported by a number of other data centres or 'sibling' data centres. The Data Centres in an AZ connect to each other over a redundant, high-speed, low-latency private network link. There are limitations to the maximum distance between the different sites (physical/fibre & optical distance). This creates limits to the geographical extent of Availability Zones.
- 1.55. An AZ may serve an entire country or region. Its initial location will be dictated by access to fibre and power. The most reliable CSPs select data centre locations very carefully and only after conducting a thorough vulnerability assessment. This assessment allows them to identify data centre-specific risks and also understand if any risks will be shared between AZs.
- 1.56. It is possible that an additional AZ will be declared within a country or region, but this is rare given the significant costs as this is not simply the construction of a single data centre but the creation of a complete 'ecosystem' comprising a number of connected data centres, providing a resilient network. Once an AZ is established, multiple 'child sites' can be interconnected to an AZ Parent, providing they adhere to the optical fibre route lengths.



- 1.57. The Slough to Hayes data centre market is one of the most fibre rich areas in the UK due to its proximity to the Great Western Rail Line and Grand Union Canal, which house the fibre ducts for a significant number of national and international telecommunications providers. Both these fibre ducts transport data from London to west coast of England and subsequently across the Atlantic via a sub-sea fibre cable to the US. Proximity to these fibre ducts are extremely attractive and have been a driving factor in the development of data centres around the Slough area.
- 1.58. The Slough area allows data centre operators to locate themselves close to both London in terms of latency (speed at which data is transferred from one source to another) but also gives operators attractive connectivity capabilities to the internet exchanges in the US.

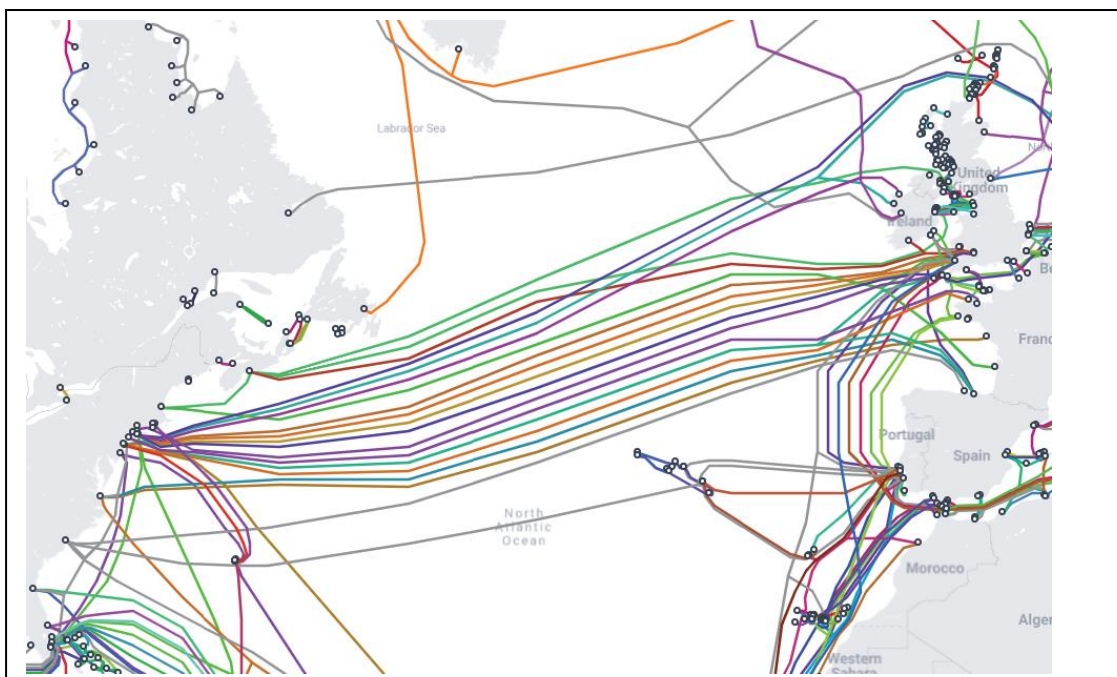


Fig. 9 Submarine Cable Map (Source: TeleGeography)

- 1.59. As a consequence, a significant proportion of demand is focused on the West London Market, on the basis this is within the AZ of most of the major Cloud Providers.
- 1.60. The limited number of suitable sites (taking into account the Cloud Providers strict criteria in terms of both proximity to fibre but also other data centres in the same availability zone in addition to the avoidance of physical risks, such as flood zones),

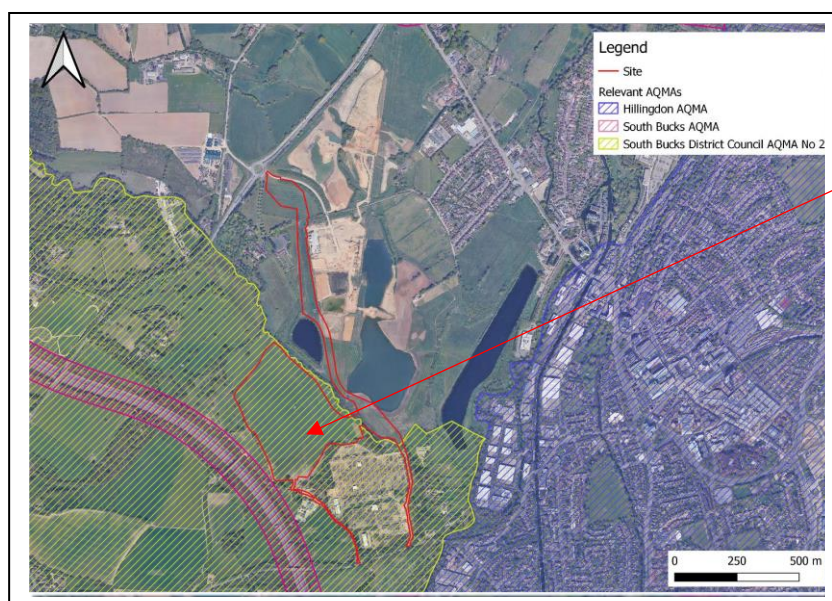
along with the access to power has significantly constrained the ability of the location to not only meet current demand but also the anticipated significant increase in demand, through the wider implementation of Artificial Intelligence (AI).

- 1.61. A further complication to the supply/demand dynamics is the availability of power. London like most major data centre markets has significant constraints on the availability of power, as the infrastructure not originally designed to meet such needs struggles to accommodate the rising demand.

### THE POWER CONSTRAINTS.

- 1.62. The main West London data centre market is serviced by the National Grid Substation at Uxbridge Moor. In addition to the number of new customer applications for connections to the 132kV substation (along with the four connections already accepted), there are also significant fault level constraints.
- 1.63. Without the necessary reinforcement, the Grid would experience fault currents exceeding circuit breaker ratings. National Grid proposed replacing 8 no. under-rated 132kV circuit breakers. However, the replacement of the circuit breakers would not address the capacity constraints of the existing Iver 132kV substation/network and would not provide sufficient space for future expansion.
- 1.64. To accommodate both the proposed reinforcement scheme, along with both existing and new customer connections, there would be a need to increase capacity by creating up to 30 no. 132kV circuit breaker bays. However, there was insufficient space for the expansion within the existing site to accommodate further feeder bays.
- 1.65. The network constraint issue and limitation with the existing site, together with the new connection applications, initiated a proposal to establish a new Iver GSP 132kV substation, adjacent to the existing substation, which would provide adequate network capacity to meet the demand projections, accommodate the connection of newly accepted customers, and provide sufficient flexibility to operate the Iver 132kV network. This became known as the Uxbridge Moor Connection Project.

- 1.66. The Uxbridge Moor Connection Project (the Project) comprises the erection of 132kV and 400kV GIS substations (including six super grid transformers, gantries, office block, contractor compound, diesel generator, internal access roads, parking, drainage, lighting and CCTV, permanent access road, bridge crossing, landscaping and biodiversity enhancement, and fencing) and ancillary works comprising the construction of short sections of new 400kV overhead lines (OHL) and associated equipment including pylons, the laying of new underground cables and temporary construction-phase OHL diversions and the removal of an existing third party 132kV OHL.



Uxbridge  
Moor  
Connection  
Project Site

Fig. 10 (Uxbridge Moor Connection Project – Site Location)

- 1.67. Following Ministerial consent National Grid served a Section 6 Notice in May 2024 for the compulsory purchase of Land on the south side of Denham Road at Denham Quarry and Mansfield Farm abutting the existing Iver Substation. Construction was anticipated to start in Winter 2024, with an anticipated construction period of 3 years.
- 1.68. The planning application for the project was validated in February 2024. No date has been publicly provided for a decision on the planning application.
- 1.69. It has also not been disclosed whether the National Grid have procured the necessary transformers for the project. Andreas Schierenbeck, chief executive of Hitachi Energy, a



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major producer of large Transformer, required for such projects, advised on the 4<sup>th</sup> November 2024 that there were significant supply issues on major transformers, due to the increase in demand.

- 1.70. He advised that it would be difficult to increase production of the transformer, which weighing between 400 and 500 tonnes, in the short to medium term. Their production is labour-intensive and requires specialised winding machines that take years to source. He further advised that Utilities wanting to buy the key piece of electrical infrastructure would now have to wait three to four years if they have not reserved one already. "Power transformers are currently the most severely undersupplied critical power grid equipment," he added.
- 1.71. It is evident that construction on the project will not commence in 2024. As a consequence, it is very unlikely that the project will be completed by the scheduled date of 2027. The initial expectations were that the new power applications would be delivered in 2029. Given the delay with the determination of the planning application, along with the supply chain issues, it now looks extremely unlikely that Power from the new sub station will be delivered before 2030, and it is anticipated to be more likely to be closer to 2035.
- 1.72. The consequence of this is that there will be a significant impact on all development, but more particularly the delivery of new data centres to meet the expanding demand in this location, particularly in the period 2027 to 2029, when much of the existing capacity will have been absorbed.
- 1.73. The London Annual take-up of 150MW for 2024 is expected to exceed new supply in London for the third consecutive year. The demand is largely a reflection of lettings to hyperscalers at facilities in the western corridor (Source: Q3 2024 Research CBRE). The constraint on power, particularly the delays on the delivery of further power via the Uxbridge Moor Connection Project naturally have a significant impact on the developers of data centres, to create new capacity not only to meet demand but to try mitigate the current imbalance between supply and demand.
- 1.74. As outlined above, Uxbridge Moor Connection Project is not only designed to increase capacity but to also meet a number of existing applications. Two of these applications are known to be from major hyperscalers for their own use. On the assumption, they were

originally advised the power would be delivered in 2019 (but is now unlikely to be until 2035), they will now need to identify alternative solutions. Given the demands on the sector, there is no prospect this demand can wait until 2035.

- 1.75. Whilst a number of developments are under construction within the West London market, examples being Global Technical Realty's facility on the Slough Trading Estate, which has 13MW of capacity under construction with a further 27MW planned (Source: Cushman & Wakefield EMEA Data Centre Market Review), this has already been committed/pre let. Similarly, Ark Data Centres 48 MW under construction at Union Park in Hayes. These schemes have secured power.
- 1.76. The delays to the Uxbridge Moor Connection Project outlined above will have a significant impact on the Slough Availability zone as one of two National Grid supply points, the other being at Laleham. Beyond the connections that have been committed, there is insufficient capacity to meet the current demand, let alone the emerging demand outlined above.
- 1.77. It was widely reported in the press that the power constraints were impeding residential development. As a consequence, the Mayor of London, issued a document identifying where additional existing capacity could be provided to meet this housing demand See Fig 11. Extract from The Mayor of London West London Electricity Capacity Constraints March 2024 – GLA Update Document.

Connections solutions for projects in GLA Survey/Engagement	Ealing GSP	Laleham GSP	North Hyde GSP	Willesden GSP	Iver GSP	Total per solution
Projects that can connect without any ramping and are already in contract (MVA)	1.5	0	0.5	2.0	0	4.0
Projects that can connect without any ramping and are not yet in contract (MVA)	0	0	0	4.5	0	4.5
Projects that can ramp now, subject to sufficient distribution capacity but by end of 2025, and are already in contract (MVA)	11.6	0.8	4.3	6.1	0.6	23.4
Future projects, not yet contracted with SSEN* that can use the ramping solutions (MVA)	28.8	0	4.1	22.9	0	55.8
<b>Total MVA capacity per GSP</b>	<b>41.9</b>	<b>0.8</b>	<b>8.9</b>	<b>35.5</b>	<b>0.6</b>	<b>87.7</b>

Fig. 11 SSEN Connection Solutions for Projects in GLA Survey/Engagements

- 1.78. Whilst this table represents an assessment of existing capacity, in relation to the GLA's strategy to unlock housing development, it also shows the limited capacity in the system generally with regard to large power users such as Data Centres. The two key GSPs at Laleham and Iwer show only 0.8MW and 0.6MW, respectively.
- 1.79. The table looks at individual GSPs and is not a reflection of capacity nor is it intended to show the level of 'Headroom' in the West London area generally. This is more clearly shown in Fig.12 below, also contained in the March 2024 – GLA Update Document.

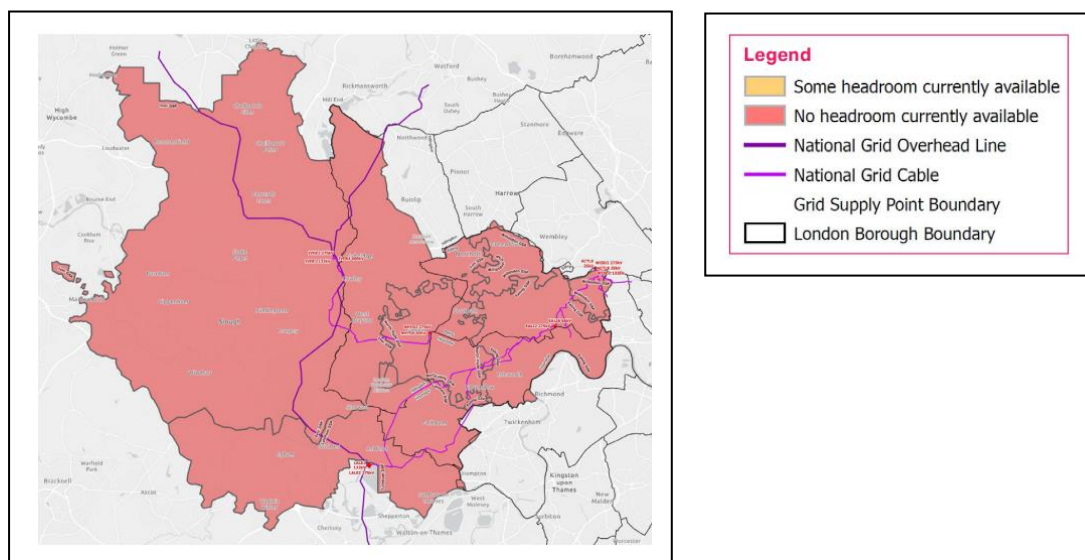


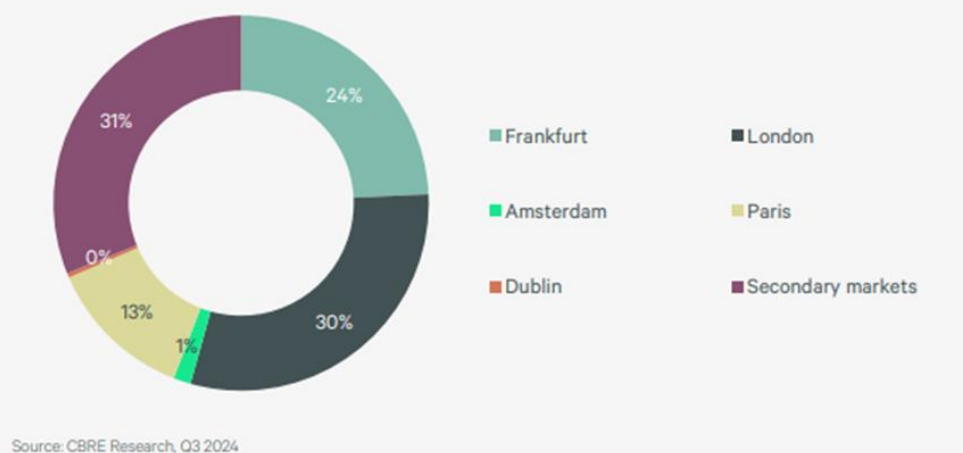
Fig. 12 West London Peak Capacity Utilisation 2024 (%)

- 1.80. This document primarily looks at the GLAs proposal to un block the delivery of 12,600 new homes in West London, due to the power constraints, via SSEN's (Scottish and Southern Electricity Networks) acceleration of flexible solutions. This introduced the 1MW ramped capacity solution for distribution- level demand connections. Whilst 10.5MW of demand capacity has now been provided, it is for relatively low levels of power, where for example delivery of 6MW is phased over 3 years.
- 1.81. This will help unlock the delivery of new homes and some commercial uses but will not meet the needs of the data centre sector and would not be able to accommodate requirements in excess of 10MW. These will need to wait for the necessary upgrades to Uxbridge Moor along with the wider distribution network upgrades.

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- 1.82. Furthermore, it demonstrates West London's inability to continue to meet the level of annual demand anticipated for London in 2024 of 150MW, as outlined in CBRE's Q3 2024 Research. Whilst 2024 is anticipated to be a record-breaking year, JLL are predicting this (16%) to be repeated next year (JLL Data Centre Market Report March 2024).
- 1.83. This anticipated growth does not appear unrealistic when compared to the recent cloud growth announcements by AWS of 19% (CNBC – 1<sup>st</sup> August 2024). While AWS continues to lead the cloud infrastructure market, Microsoft Azure and Google Cloud have been gaining momentum, due in part to early deployments of AI models. Microsoft's 29% (Microsoft Earnings Release FY24 Q4). Cloudflare, a US based Cloud Provider reported; *a strong second quarter, crossing \$1.6 billion in annualized revenue and growing 30% year-over-year* (Cloudflare Second Quarter 2024 Financial Results).
- 1.84. Whilst London Annual Take Up is anticipated to exceed new supply for the third consecutive year, this is principally demand from existing Hyperscalers. However, with the advances in AI as outlined above, this is not only potentially increasing demand from Hyperscalers as AI is increasingly integrated within existing application but from parties focusing purely on AI.
- 1.85. This was identified in a recent research released by CBRE - Deals to let multiple megawatts of colocation data centre capacity to GPU-as-a-service providers have become more commonplace this year. These companies are typically based in the U.S. and want to quickly establish a footprint in Europe. CoreWeave, for example, has said it will spend \$1bn on data centre capacity in the UK. AI-related companies are typically flush with venture capital, need to process large data sets, and have ambitious plans to expand; providers usually want to double their footprint in a year (Source: Q3 2024 Research CBRE).



FIGURE 4: Take-up by market, Q3 2024 YTD



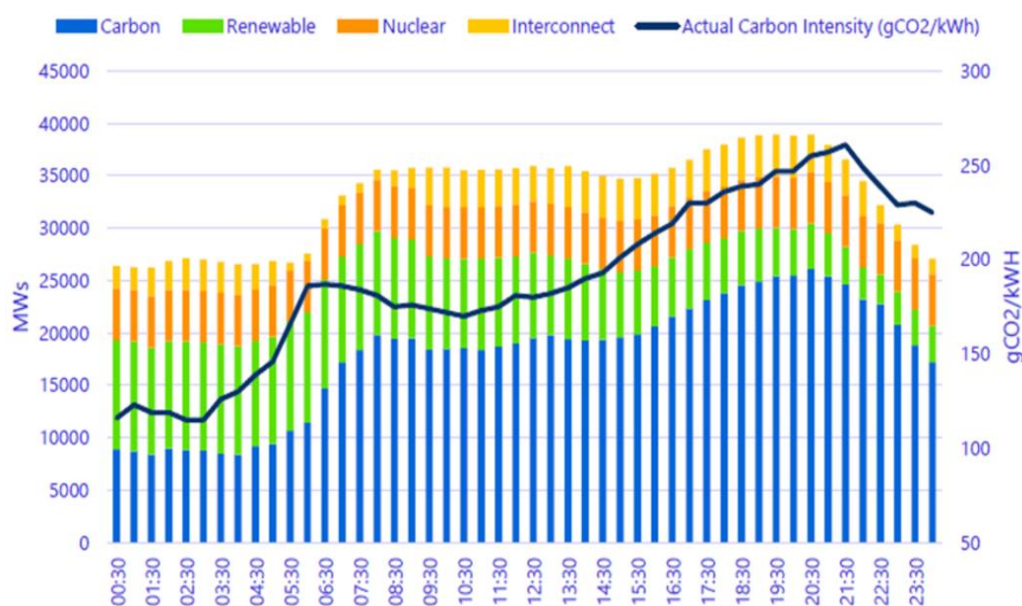
- 1.86. The demand for data centre capacity is likely to significantly increase with the adoption of Artificial Intelligence (AI). This is through the wider integration of AI within existing computing system rather than data centres specifically designed to meet the needs of AI. It was reported that *TikTok was paying Microsoft almost \$20 million per month to access OpenAI's models as of March, making up nearly a quarter of the revenue generated by its increasingly lucrative cloud division* (The Information 31<sup>st</sup> July 2024).
- 1.87. Whilst it is recognized that the large scale AI facilities will be delivered close to sources of power, an example the scheme planned at Blyth by Blackstone/QTS of approximately 5m sq. ft. these are not latency dependant. In contrast there are smaller requirements like that for CoreWeave identified above, of approximately 60MW, which are focused on the London Market for reasons of latency. This 'developing' sector will further add to the pressures on supply.
- 1.88. It should be further emphasised that the Venture Capitalist backing these businesses are seeking to deploy capital quickly. If there are restrictions on deploying that capital they will focus on other locations. In the case of London, this will not be elsewhere in the UK. It will be to other Tier 1 markets such as Paris or Frankfurt.
- 1.89. Not only do the dedicated AI users like CoreWeave require significantly more power with specialist cooling, but the wider use of AI within existing systems, will also require greater levels of power/cooling. Traditional density levels of 1,500 to 2,000 Watts per sqm. are increasingly becoming obsolete as rack densities increase.



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- 1.90. Designs are currently twice that but still do not allow for racks of 50kW or more. In rack cooling and liquid cooling will become increasingly common as the designs of data centres adapt to the increasing workloads being place on the servers along with the data centres themselves.
- 1.91. Whilst London is currently the largest of the TIER 1 European or FLAPD Markets (Frankfurt, London, Amsterdam, Paris and Dublin), with an estimated 1,038MW of capacity, Frankfurt is expected to broach the 1GW mark by the end of 2024 (CBRE Research 2024). Frankfurt is expected to overhaul London, due to its ability to deliver large land parcels with power, in contrast to London.
- 1.92. As outlined in 1.36 above In July 2024, it was announced that NTT has secured a former army base in Frankfurt, which could result in the investment of €5 billion (Source Data Centre Dynamics 26<sup>th</sup> July 2024). NTT operates 4 existing data centres across Frankfurt.
- 1.93. The inability of London to deliver further capacity to meet expanding demand, particularly within the core West London data centre market, will result in investment being made elsewhere. NTT have a significant presence in London, but with the difficulties in delivering data centres 'at scale', will result in the global data operators and occupiers deploying their capital elsewhere. Japan's NTT Group was reportedly considering launching a publicly listed real estate investment trust in Singapore that would hold up to \$3 billion of data centre assets (Source: Bloomberg September 2024).
- 1.94. JLL within their Data Centre Market Report JLL, stated that the Madrid, Berlin and Warsaw data centre markets were expected to see an average 49% increase in their market size (JLL Data Centre Market Report March 2024). In June 2024 Microsoft announced their opening of their first cloud region in Spain. The new cloud region, called Spain Central, is part of Microsoft's commitment to invest \$2.1 billion in Spain between 2024 and 2025.
- 1.95. Google became the first hyperscaler to launch a Spanish region in May 2022 with a region in Madrid. Amazon launched an AWS cloud region in Aragon in November 2022; reportedly also around Zaragoza in the Huesca Logistics Platform, in Villanueva de Gállego, and in El Burgo

de Ebro. Oracle opened a Madrid region in September (Data Centre Dynamics 12th June 2024).

- 1.96. The power constraints in West London, therefore, have significant ramifications both at a local level and a national level, as London loses out to other geographies, where power and land are more readily available.
- 1.97. In addition to the significant constraints on the delivery and supply of power, there is both an uneven demand and supply within the Grid. Electricity System Operator's (ESO) Demand Flexibility Service (DFS) tested the use of consumer flexibility as a contingency resource, in the Winter of 2023, for periods of peak demand and scarce supply.
- 1.98. Traditionally there has been a reliance on paying large-scale industrial and commercial consumers to moderate their consumption at these times of peak demand along with a reliance on gas to increase supply to also manage peak demands
- 1.99. In tandem with the fluctuations in demand, there is the increasingly complex mix of generation methods employed, and the significant changes in overall demand at different times of day, means that the carbon intensity of grid power changes substantially at different times



Source: National Grid ESO

Figure 13. Grid Power Demand During the Day from Various Methods of Generation

1.100. Typically, as shown in the figure above, electricity is less carbon-intensive overnight. By introducing Battery Energy Storage Systems (BESS) to the grid, low carbon energy can be stored and discharged during the day rather than using more carbon-intensive grid power. With transmission losses associated with the 'transport' of electricity, the closer the location to the substation, the more efficient and effective its contribution to satisfying local demand.

1.101. There is therefore an increasing need for energy storage capacity, to balance not only the differing loads but also through the increasing transition to renewable sources of power and away from centralised fossil fuel and older nuclear power stations. The previous Conservative Government stated within its Industrial Strategy (2017) :

*"A national electricity grid was a great British technical achievement. Now we are setting ourselves the challenge of remodelling it so it can handle many different sources of clean energy and use new technologies to store energy and manage demand."*

1.102. In the previous government's Annual Future Energy Scenarios (FES) document, they set out possible strategies for the delivery of balanced, secure, decarbonised energy provision. FES 2019 (published July 2021) stated "Between 34GW and 77GW of new wind and solar generation could be required to meet demand in 2030" and that "This could require as much as 13GW of new electricity storage in 2030 to help balance periods of high and low renewable energy output".

1.103. Energy storage has multiple benefits for the System Operator, consumers and the environment.

Two key benefits are:

- Energy storage enables the increased uptake of renewable energy by providing the required system stability to replace existing, carbon intensive fossil fuel plants. This reduces greenhouse gas emissions and is an important factor in addressing the UK's Net Zero target by 2050; and
- Energy storage allows existing assets to work harder and avoid the need to extend the transmission network by building new overhead lines and other infrastructure (BEIS 'Statement on the Future of Electricity System Operation' 2017).

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- 1.104. Battery storage system will typically operate in two modes to address two areas of the electricity system by providing response services. These are services which act quickly to signals from the system operator to either charge or discharge power into the grid to respond to imbalances between generation and load. Because these imbalances are generally small, the battery very rarely operates at full power and the majority of the time it is in standby mode ready to react. This is the battery's default state. Battery storage that is co-located on the transmission grid network is particularly beneficial for frequency balancing, as it ensures cost minimisation and increases efficiency by reducing power losses.
- 1.105. Battery storage facilities must be located close to substations in order for a connection to be made. Furthermore, those sub stations need to have both spare capacity and the ability to connect. Furthermore, there is a need to determine which substations would be the best to serve National Grid's requirement to maintain 'system frequency'. In areas of greater power demand (e.g. large urban areas), or 'pinch points' where capacity and demand cannot be balanced easily,
- 1.106. The Buckinghamshire Energy Strategy was launched in 2015 and the follow up 2017 Action Plan Update emerged from a collaborative process between Buckinghamshire's five previous councils and stakeholders. Grid capacity was identified as a key constraint. The 2017 Action Plan highlighted the steps councils would take to address key energy challenges, such as:
- Exploration of battery storage projects;
  - Monitoring planning policy and guidance development, responding to represent aims of the Energy Strategy (covering energy generation and efficiency);
  - Initiate a smart city project in Buckinghamshire; and
  - Engage with network operators to address grid capacity limitations.
- 1.107. As a result of the Energy Strategy and subsequent Action Plan, in 2017 EDF Renewals through their Pivot Power platform sought to identify suitable site for a BESS, with connections into Iwer and Laleham Grid Points, adopting the following criteria;
- A site size of at least 0.8ha to accommodate the batteries, ancillary equipment and means of access;
  - Ability to connect to a 275kV or 400kV transmission substation;

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- A location in close proximity to the substation to limit electrical loss and ensure greater efficiency and also to support the commercial model. The requirement to run overhead lines or buried cables to a similar site significantly increases costs and challenges the viability of the project;

1.108. Following an exhaustive process, they were unable to secure a suitable site and were at the point of abandoning the project when the opportunity to partner with Manor Farm Propco Limited, on the subject site at Manor Farm arose, reflecting the unique opportunity of the site



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## SECTION 2 THE RATIONALE FOR AN ALTERNATIVE SITE ASSESSMENT

- 2.1 A comprehensive review of the planning policy framework applicable to the site is set out in the Planning Statement submitted in support of the planning application. However, in order to provide a context of this Report, we have provided an overview of why an ASA is required in support of this application, which is intrinsically linked with the location of the application site within the Green Belt.
- 2.2 The National Planning Policy Framework (NPPF) sets out the government's national planning policies. It provides a framework against which LPAs draw up their local plans and is also a 'material consideration' when LPAs determine planning applications for development. The NPPF was first published in 2012, with the latest version dated December 2023. The chapter on the Green Belt has remained unchanged since 2019.
- 2.3 National and development plan policies resist inappropriate development in the Green Belt, unless 'very special circumstances' can be demonstrated to exist. Paragraph 142 of the National Planning Policy Framework (NPPF) (as revised, 2023) notes that the Government attaches 'great importance' to Green Belts and confirms that the 'fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'.
- 2.4 Paragraph 143 of the NPPF 2023 confirms that the Green Belt serves five purposes, as follows;
- a) To check the unrestricted sprawl of large built-up areas;
  - b) To prevent neighbouring towns merging into one another
  - c) To assist in safeguarding the countryside from encroachment;
  - d) To preserve the setting and special character of historic towns; and
  - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban areas.
- 2.5 Paragraph 152 of the NPPF (2023) confirms that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF states that,
- 'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and

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any other harm resulting from the proposal, is clearly outweighed by other considerations'  
(our emphasis underlined).

- 2.6 Paragraph 154 of the NPPF (2023) identifies that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. The proposed development does not fall under any of the criteria set out in paragraph 154 and therefore there is a requirement under the terms of the NPPF to demonstrate that 'very special circumstances' exists which outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm (as set out at NPPF paragraph 153).
- 2.7 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that applications for planning permission must be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 2.8 The Slough Core Strategy (2008) identifies this part of the Borough as having an important role in retaining a "Strategic Gap" between Slough and Greater London and within which development should be prevented unless it is "essential to be in that location".
- 2.9 Following the General Election victory, the new Labour Government has set out (via Chancellor Rachel Reeves' speech of 8 July) a broad list of planning reform measures that it intends to implement as part of its wider economic growth agenda.
- 2.10 This includes a review of Green Belt policy and the release of what the Government is referring to as "grey belt" land. A revision of the National Planning Policy Framework (NPPF) has been promised by the new Government, with consultation held over Summer 2024 and a final version expected imminently.
- 2.11 The new Labour Government has pledged to "take a more strategic approach to greenbelt land designation and through their manifesto stated, that the priority should be "the release of lower quality 'grey belt' land".
- 2.12 The Report will demonstrate that the absence of alternative sites is a contributing factor to the consideration of 'very special circumstances' that supports development on the subject Site in the Green Belt.

**a) The Need For Data Centres**

The planning system has recognised the importance of data centres, for example, in a decision by the Secretary of State in October 2023 for a data centre at the Woodlands Park Landfill site in Iwer. In that case the Secretary of State agreed that there is a significant and substantial demand for new data centres in the Slough Availability Zone (SAZ), that the provision of data centres would make a significant contribution to the UK economy, and that the appeal proposal would make a significant contribution to this need. He agreed that significant weight should be given to the need for additional data centre capacity within the UK and the SAZ.

It was noted that there is strong and increasing support for the role of data centres and data infrastructure in government policy as outlined in 1.23 above:

- First, national policy supports and strongly encourages the development of digital technologies and the “data economy” to underpin future economic prosperity and to help address a range of societal challenges.
- Second, government policy recognises the critical importance of the UK’s data infrastructure including a supply of robust and secure data centres.

#### **b) Location and Suitable Alternative Sites**

The decision notes that the market has identified areas of intense demand or optimal potential supply for hyperscale data, and that hyperscale data centres need to be developed in clusters with access to high-speed connections and a resilient power network.

As outlined above, the Slough Availability Zone is identified as the most important cluster in the UK, with London being the most significant or largest data centre location in Europe. Allied to this, as also outlined above, the need for BESS has similar local importance via the Buckinghamshire Energy Strategy and national importance with the greater utilisation of sustainable sources of energy and the move away from reliance on fossil fuels.

**The proposed development will need to demonstrate that ‘Very special circumstances’ exist and that any potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.**



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## SECTION 3 DEFINING THE SEARCH AREA FOR THE ASA

- 3.1. In undertaking an assessment of alternative sites, a necessary first step is the definition of an 'area of search' for potential alternative sites which needs to respond to the nature of the proposed development. In this case as summarised in Section 1, the proposed development is seeking to create a state-of-the-art data centre and a battery energy storage facility.
- 3.2. The development is designed to meet the needs of the growing demand for data centres along with need for energy storage capacity both to provide resilience to the Grid along with balancing the differing loads, through the increasing transition to renewable sources of power.
- 3.3. The BESS is directly connected to the DC in the proposed design, this provides a number of benefits;
- Resilience – The BESS can power the DC in the event that there is a fault on the grid. This is highly attractive from a DC operational perspective. Delivery of this type of resilience would reduce the usage of diesel backup generation as would be standard have a positive impact on local air quality and noise.
  - Decarbonisation – BESS stores energy when in surplus in the market and will release back to the market when the demand is higher. This is often dominated by surplus of renewable energy.
- 3.4. Under the Electricity Act, in order to provide these services commercially to the DC deriving the local benefits, the BESS must operate under a Supply Class C exemption set out in Schedule 4 of the Exemptions Order. This permits electricity generated (BESS are classed as generation for export purposes) on-site to be supplied to another user on the same site – this therefore, requires that the BESS and DC are located on the same site. This is the case for the proposed scheme on Manor Farm.

### The Slough to Hayes Golden Corridor

- 3.5. As outlined above, the major Cloud Providers have located their Availability Zones in West London, along the Slough to Hayes Corridor, where they have access to both power along with the fibre infrastructure, linking Central London to the US via the West Country. These occupiers have developed their Availability Zones in the location, to create the resilient 'ecosystem' that is essential to their business.

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- 3.6. This ecosystem requires significant investment in not only the creation of the network of data centres, that provide the necessary resilience but the ability to further expand the network , without having to replicate the ecosystem. This investment into the ecosystem makes the proximity to it essential, in terms of expanding the network/ providing additional capacity/data centres, whilst maintaining the resilience and latency.
- 3.7 The creation of a new availability zone would require significant investment as a new ecosystem would need to be created. This would assume that both the land and power were available. The Gross Development Value of the creation of a network of 3 data centres with a combined IT load of 90MW could be in the region of £1.5billion.

### Approach to Defining The Data Centre Search Area

- 3.8. The data centre occupiers have traditionally 'clustered' around Slough, particularly around Equinix's Internet exchange point on Slough Trading Estate. This provides an extensive ecosystem to meet the demand for network exchange services and access to multiple cloud providers.
- 3.9. The shortage of suitable sites has expanded the location, with much of the activity moving east to Hayes, with significant clusters around Stockley Park. This has enabled the operators of the data centres to maintain their availability zone along with access to the critical network fibre. The proposed site is within the main availability zone and is within 2.5km of Zayo's back bone fibre, with a number of other carriers with a similar proximity.
- 3.10 A critical factor in respect of the subject site/application, is that it can deliver a state-of-the-art data centre with a designed IT load of 70MW, supported by the Battery Energy Storage System (BESS), within the critical time period of 2027 – 2029. Furthermore, the site will accommodate the BESS enabling compliance with the Electricity Act, under a Class C Exception, in addition to providing the associated benefits of its adjacency, as outlined above.
- 3.11 The proposed development has a firm power supply contract to provide a combined 107MW from the Iver 132kV National Grid Substation along with the Laleham National Grid Supply Point at Ashford, immediately to the south of the A308 Kingston Road, adjacent to the Queen Mary Reservoir.
- 3.12 The supply from both sources will need to provide dual feeds to provide the necessary resilience. Modern data centres are required to be designed to a Tier III rating. This requires all electrical and mechanical infrastructure and equipment to facilitate concurrent maintenance, and there has to be no single point of failure. This includes the electrical feeds.

- 3.13 By Co-locating the BESS and DC it doubles the utilisation of the connections from Iwer and Laleham, significantly reducing the impact of other users of the network and delivering more economic output in a constrained area than would otherwise be possible. In the proposed scheme the electrical equipment has been reduced significantly by locating the BESS and DC on the same site and providing for their function along with the required switching capability for the grid connection in a single on-site substation. If this would to be designed as a distributed system, then significant additional development would need to be introduced with a substation at each site.
- 3.14 These factors create technical and cost constraints of delivering the data centre and BESS outside the area identified in Fig 14 below.

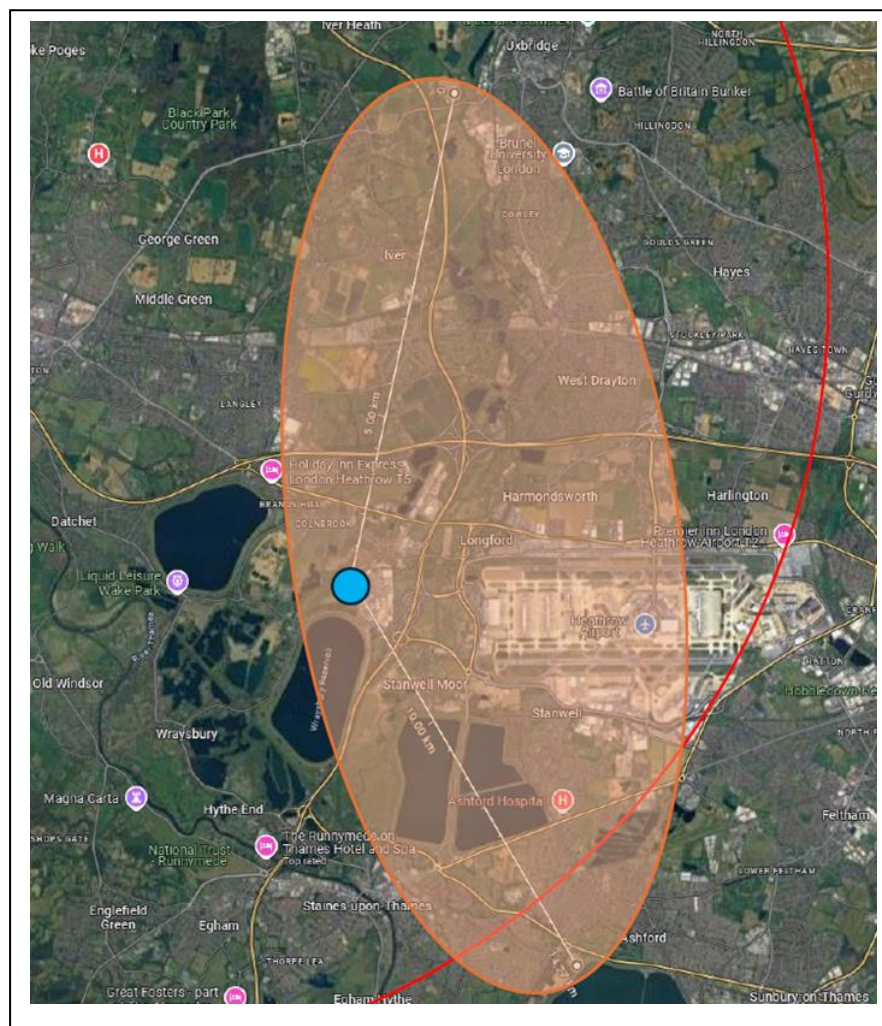


Fig. 14 ASA Defined Search Area

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## SECTION 4 THE STAGES OF THE ASA METHODOLOGY

### Overview of ASA Methodology

- 4.1. The ASA has been carried out over four stages, with each designed to form an effective and robust 'filtering' exercise to ensure than only genuine and credible alternative sites are fully considered and reviewed. A summary of the stages is set out below.

- **Stage 1 (Identification of Long List & Essential Operational Criteria) –**

Under the ASA there was a need to identify those sites that could be considered potential alternative sites. This necessitated the creation of a long list or 'Master List', of potential on which the initial analysis could be undertaken before moving to stages 2 and 3, where a more rigorous analysis is undertaken, with the Qualitative Assessment of the short list undertaken in Stage 4.

To create the Master List or Long List, data from Lan Registry was utilised to identify all titles/sites within the Defined Search Area (Fig 14.). As part of this process all inappropriate sites/areas such residential areas, public buildings/open space, roads and other infrastructure, along with Heathrow Airport were excluded. This is shown in Fig. 15 below.

Apart from those excluded areas, all sites, irrespective of size, use, occupation/tenure, planning status, were included within the Long /Master List, providing a comprehensive schedule of sites within the identified search area on which the analysis could then be undertaken.

An initial assessment of these site was undertaken within this stage, using a traffic light system or Red, Amber or Green ('RAG'). (shown in Appendix I). Sites of under 10 acres were excluded and therefore give a Red rating, unless they could be combined with another site as part od a site assemble, to create an appropriately sized site. Where they could be combined , then these were rated Amber. Sites that may have been incorrectly included within the Master List or Long List, such as a lake or the site substantially comprised a lake were also rated Red along with water treatment works, parts of national highways, Public Sports and Leisure Centres, residential properties incorrectly included within the list, and existing data centre facilities.

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Following this initial assessment, 93 sites, of the original 1957 sites on the Master List or Long List were then moved forward to Stage 2 for a more detailed assessment. These 93 sites being those sites rated Amber or Green under the Stage 1 Assessment.

- **Stage 2 (Minimum Site Requirements) –**

A process involving a more detailed analysis of those sites rated amber and green within the long list of identified sites, identified in Stage 1 above, was then undertaken as part of Stage 2. This involved the identification of those sites meeting the minimum Site Requirements with particular regard to the size of the site, physical risks along with the likelihood of obtaining vacant possession within the defined time period of 12 to 18 months. This revised list then forming the Stage 2 Schedule (shown in Appendix II).

The minimum Site Requirements are defined as;

- **Minimum Site Area**

**i.e. a similar sized or larger site, in one parcel.** As identified above the data centre and BESS need to be collocated for both technical, legal and sustainable reasons.

The current development occupies a site of approximately 20.16 acres. As outlined the current site has been configured to minimise the land take along with the impact on the Green Belt.

If an alternative site is to provide a better solution, then it will ideally be larger, of circa 25 acres, consistent with current data centre design, particularly in connection with the distance of the building from the security boundary, the access arrangements and holding compounds for both visitors and deliveries, along with the location of the substation.

Whilst the hyperscale data centre cannot and should not be disaggregated, the buildings are relatively flexible and can increase in height if needed, to reduce 'land take'. This naturally significantly increases the capital cost of the development due to the significant additional superstructure required to support the weight of the development. However given the scale and height of the proposed development, it is unlikely that an alternative site would provide a taller structure. Ideally the site would be on a lower density and consequently a larger site.



- **Physical Risks**  
The physical risks associated with developing the proposed data centre and BESS on the site, with particular regards to the potential flood risk.
- **Timescales/Vacant Possession**  
The site is available or would potentially be available within the next 12 to 18 months. This would, enable a completed facility to be delivered into the critical time period of 2027 – 2029, allowing for a minimum construction period of 24 months:
- **Stage 3 (Site Suitability & Deliverability) –**  
Based on the short list of sites generated at the outcome of Stage 2, these were further assessed against a range of additional criteria, including;
  - **Planning Risk**  
This would require consideration of policy compliance, location and adjoining occupiers, Factors which may adversely affect the timescale in which planning consent could be obtained and consequent result in the failure to deliver the development, within the prescribed timescale.
  - **Environmental Risk**  
This would require a more detailed consideration of the physical risks, including the current operation of the site and its location. Factors which could adversely affect both the timescale for delivery of the project, but also ultimately demand for the completed development.
  - **Power Delivery Risk**  
This would consider the technical constraints of the delivery of the power and fibre, along with the physical complications posed by the distance from the Iver and Laleham electrical substations.
  - **Further Analysis On Ability to Secure Vacant & Practicality of Site Assembly**  
The ability to secure vacant possession within 12 to 18 months is considered in more detail, with particular regard to existing leases/occupation along with site assembly

- **Stage 4 – Qualitative assessment of remaining sites which pass Stages 1 – 3.**

This assumes that a number of sites being able to meet the strict criteria in each of Stages 1 -3. Each of these sites are then reviewed in detail to establish whether they could potentially provide a suitable alternative site.

- 4.2. The scoring for stages 1 – 3 follows a traffic light system or Red, Amber or Green ('RAG') scores. Each of the three criteria making up the RAG Score are rated from 1 to 3. In the case of Flood Risk , a site in Flood Zone 3, having a high risk will be issues with a rating of 3. A site in Zone 2 will be given a rating of 2, on the basis that whilst this carries a medium risk, it may be possible to adopt measures, such as raising the site, to have it recategorized as low Risk with a rating of 1.
- 4.3 Each site will then have an aggregate score. If the aggregate score is 4 or less, it will attract a Green RAG score, between 5 and 7, it will attract an Amber score. A score of 8 or more will attract a Red RAG score. This reflects an approach which has been adopted in other planning applications which have necessitated the undertaking of an ASA, and in each instance this approach has been found to be robust.
- 4.4. In all stages of the assessment, sites which achieve a 'red' score have been considered unsuitable and not carried forward for assessment to the next stage. In Stages 1 and 2 if the site scores 'amber' overall on that stage will proceed to the next stage of the assessment. In Stage 3, Sites under the RAG System are only considered on a Pass or Fail basis, i.e. Red or Green, where only those rated as Green are considered for further analysis, under Stage 4 - Qualitative assessment of remaining sites which pass Stages 1 – 3. All Red sites are treated as a fail and consequently excluded.
- 4.5 In reaching the Red or Green assessment, the site will have been Ranked 1 to 3 in the 4 categories (Ranking: 1 (Good), 2 (Pass with some Faults), 3 (Fail)), with the aggregate score deciding whether the site is Red or Green. A more detailed explanation of the process is explained in Stage 2 and £ below

### Stage 1. (Identification of Long List & Essential Operational Criteria)

- 4.6 As outlined above in 4.1 above utilising Land Registry data, all titles were analysed within the Defined Search Area (Fig 14.). Prior to this all residential areas, public buildings/open space, roads and other infrastructure, along with Heathrow Airport were excluded, as shown in Fig. 15. (The boundary of the search area in Fig 15. reflecting the boundary of individual titles)

- 4.7 These Titles were then used to create the Long/Master List of potential sites. As outlined, this includes 1957 individual titles/sites shown in Appendix I. No sites were ruled out at this stage, with all sizes initially considered, on the basis it may be possible to assemble a suitable site, within the prescribed timescales. This required a detailed examination of the land ownership, on the basis that, whilst they may not be in the same initial ownership, they may be within the same ultimate ownership making a site assembly more practical.
- 4.8 An initial assessment of these site, as outlined in 4.1 above, was undertaken within this stage, using a traffic light system or Red, Amber or Green ('RAG'). (shown in Appendix I). Sites of under 10 acres were excluded and therefore give a Red rating, unless they could be combined with another site as part of a site assemble, to create an appropriately sized site.

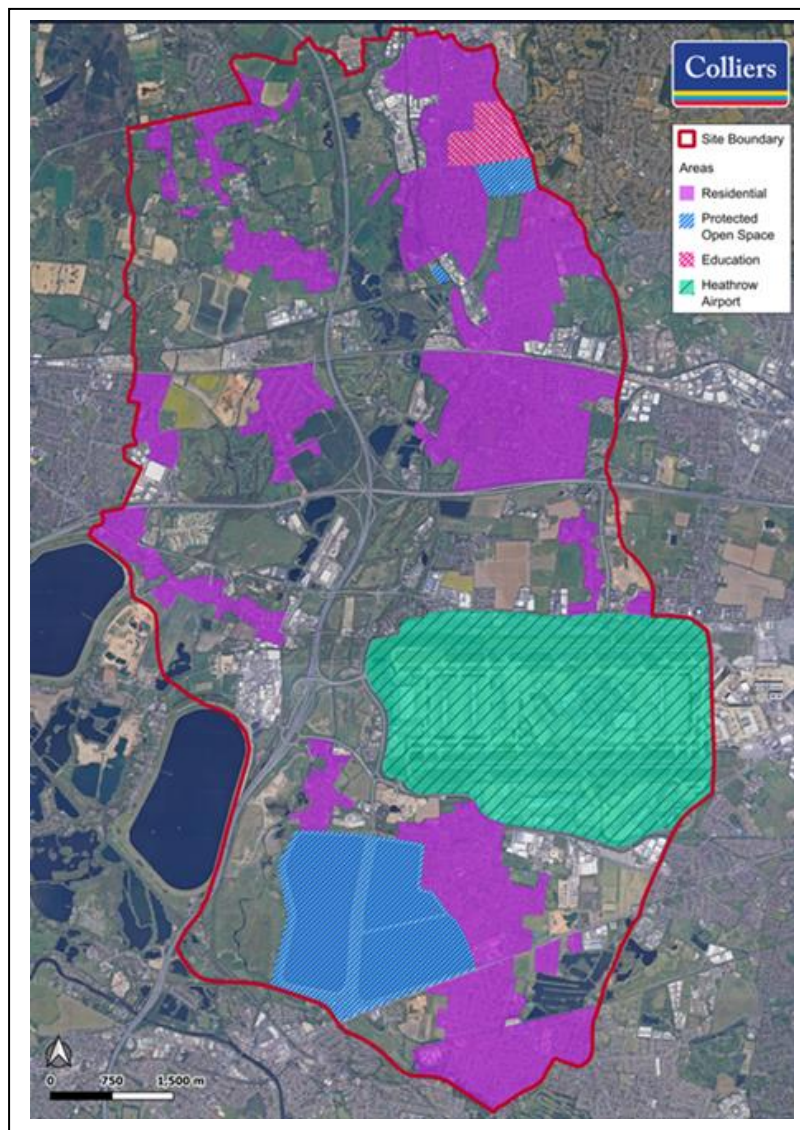


Fig. 15 ASA Search area for long list of sites

- 4.9 Where they could be combined , then these were rated Amber. Sites that may have been incorrectly included within the Master List or Long List, such as a lake or the site substantially comprised a lake were also rated Red along with water treatment works, parts of national highways, Public Sports and Leisure Centres, residential properties incorrectly included within the list, and existing data centre facilities.
- 4.10 Following this initial assessment, 93 sites, of the original 1957 sites on the Master List or Long List were then moved forward to Stage 2 for a more detailed assessment. These 93 site being those sites rated Amber or Green under the Stage 1 Assessment.

### Stage 2. (Minimum Site Requirements)

- 4.11 Those site contained in the Long/Master List were analysed against the Minimum Site Requirements utilising the RAG (Red/Amber/Green) system. As outlined in 4.2 above each of the three criteria making up the RAG Score are rated from 1 to 3. A rating of 1 is a pass, whilst a rating of 3 is a fail. The rating of 2 will indicate that the site has a number of shortcomings but that there is a potential for these to be overcome for it to be then given a rating of 1. This could be through site assembly to create an acceptable sized site or mitigate the floor risk through additional measures, such as raising the site.
- 4.12 The score for the three categories is then aggregated to provide a final score and a RAG designation. If the aggregate score is 4 or less, it will attract a Green RAG score, between 5 and 7, it will attract an Amber score. A score of 8 or more will attract a Red RAG score .

The criteria for this stage was as follows;

- **Site:**  
A regular shaped site of approximately 25 acres, ideally flat in one parcel or capable of forming one parcel. A number of sites within the Long List, whilst providing less than 25 acres, may have passed through to Stage 2 on the basis that through a process of site assembly, a site of 25 acres could be created. Under Stage 2, they will be further analysed as to whether that site assembly is both achievable and within the prescribed timescales.

- **Physical Risk**

**Flood Risk:** Adopting Flood Risk Categories;

- **Flood Zone 1:** Low Probability with less than 0.1% chance of flooding in a year. Land having a less than 1 in 1,000 annual probability of River or Sea Flooding. Score of 1 (Pass)
- **Flood Zone 2:** Medium Probability with between 0.1% and 1% chance of flooding from Rivers in any year or between 0.1% and 0.5% chance of

Flooding from the sea in any one year. Score of 2 (Under Consideration) if flood risk can be mitigated such that site can be recategorized as Zone 1 – Low Risk.

- **Flood Zone 3a:** High Probability with 1% or greater probability of flooding from rivers or 0.5% or greater probability of Flooding from the sea. Score of 3 (Fail)
- **Flood Zone 3b:** Functional Floodplain. Deemed the most at risk land of flooding from rivers or the sea, which has a 5% probability of flooding (also known as a 1:20 chance). Score of 3 (Fail)

**Risk from adjoining owners/occupiers or within a reasonable proximity.**

Risk related to potential adjoining occupiers, where nature of operation or 'fall out' from operation could adversely affect data centre and its operation, proximity to highway/motorway, rail routes, gas/petroleum pipelines, flight paths along with Seismic Activity

- **No Risk:** Score of 1 (Pass)
  - **Low Risk:** Score of 2 (Potential subject to further Review) (Nature of operation low risk or distance from data centre sufficient to mitigate impact of fall out'.
  - **High Risk:** Score of 3 (Fail). (site likely to be COMAH Rated)
- **Ability to secure vacant possession within 12 to 18 months.**
    - **Vacant site:** Score of 1 (Pass)
    - **Occupied but reasonable prospect off obtaining vacant possession:** Example being site occupied by freeholder or leased but where there is a reasonable prospect of securing vacant possession within the 12 to 18 months: Score of 2 (Some risk of not obtaining possession in prescribed time but further investigations to be made)

**Occupied but limited prospect off obtaining vacant possession:** Site with multiple leases in place or where operation taking place on the site is of a critical nature, or intensification, or where significant capital investment has been made by current owners or includes significant plant & equipment, all of which will adversely impact the ability to obtain vacant possession within 12 to 18 months: Score of 3 (Fail).

- 4.13 The sites rated either Amber or Green under the RAG system were then moved to Stage 3 for further analysis. 93 sites were identified, and these are shown in Appendix 2.



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### Stage 3. (Site Suitability & Deliverability)

4.14 The short list of sites generated at the outcome of Stage 2, were then assessed against a range of further criteria linked to the deliverability of the site and the timescales involved. These included:

- **Planning:**
  - Site Allocated for Employment use or likely to be allocated for Employment Use. **Score of 1 (Pass)**
  - Site in Alternative use, but where there may be a reasonable prospect of changing the use to accommodate the proposed development. **Score of 2 (Potential subject to further Review)**
  - Site in Alternative use where there is a limited prospect of securing a change or use or where the time required to secure a reallocation, such as being brought forward a call for site or revised Local Plan. **Score of 3 (Fail).**
- **Environmental:**
  - Site is likely to be free from contamination, requiring limited remediation, is level and requires limited infrastructure works or demolition that would prohibit the development meeting the specified timescale. **Score of 1 (Pass)**
  - Site may require some remediation/demolition and infrastructure works, but reasonable prospect of works being completed in time to enable proposed development to be delivered in specified Timescale. **Score of 2 (Potential subject to further Review)**
  - Site will require extensive remediation/demolition and infrastructure works and is unlikely to be delivered in specified Timescale, or where such works are sufficiently extensive to no longer make the project viable. **Score of 3 (Fail).**
- **Limitations on Access To Power and Fibre**
  - Sites situated in locations that minimise the route and complexities of delivering the power from Iver and Laleham and also benefit from proximity or ease of access to major fibre providers such as Zayo. **Score of 1 (Pass)**
  - Sites situated in locations which present potential complexities in the delivery of power from Iver and Laleham, including physical complexities such as motorways, rail lines or major water features and or complexities in connecting or distances from major fibre providers, but where these complexities can reasonably be overcome. The development will require access to a minimum of three major fibre providers **Score of 2 (Potential subject to further Review)**

- Sites that present serious challenges to the delivery of power from Iver and Laleham, including physical complexities such as motorways, rail lines or major water features and or complexities in connecting or distances from major fibre providers. These challenges will either affect the timescales for delivery of the project or the cost implications adversely affect the viability of the development **Score of 3 (Fail).**
  - **Further Analysis On Ability to Secure Vacant Possession along with Optimum Site Size Including Practicality of Site Assembly**
    - Sites that can clearly deliver vacant possession within 12 to 18 months, with particular regard to existing leases/occupation along with the ability to create the optimum sized site in particular through site assembly Score of 1 (Pass)
    - Sites that can clearly deliver vacant possession within 12 to 18 months, although this may require extinguishing existing leases/ occupation along with the ability to create the optimum sized site, but this may require site assembly or the acquisition of a larger site, providing this did not adversely affect the viability of the proposed development. Score of 2 (Potential but increased complexity/risk/cost)
    - Sites that are unlikely to deliver vacant possession within 12 to 18 months, particularly where the number of existing leases/nature of occupation along with the complexity/time required to create the optimum sized site in particular through site assembly Score of 3 (Fail).
- 4.15 The sites identified in the long list included both 'Brownfield' and Greenfield land. Given 'the very special circumstances' associated with the proposed development, it was not unreasonable to assume other Green Belt sites may provide a suitable alternative option.
- 4.16 Following this analysis, the scores under each of the 4 categories were aggregated. Where the aggregate score was under 10 a RAG classification of Green was given, and the site moved forward to the final Stage 4. These sites are identified in Appendix 3.
- 4.17 For sites to progress to Stage 4, it was simply a case of pass or fail, i.e. Green or Red. The more detailed analysis at this stage removed any ambiguities that would otherwise be treated as Amber. Consequently 30 sites progressed to Stage 4 for further analysis under the Qualitative Assessment, outline below
- Stage 4. (Qualitative Assessment of remaining sites which pass Stages 1 – 3)**
- 4.18 This process identified 30 potential Alternative Sites, which are identified below. These sites have then undergone a final Qualitative Assessment to establish whether they genuinely provide Alternative Options taking all factors into account particularly delivery time tables and

viability. Land classified in accordance with Natural England Provisional Agricultural Land Classification (ACL)(England).


Final Qualitative Assessment;

**Site 1 – Title: BM220059**

**Address:** Land between River Colne and Uxbridge Trading Estate, off Slough Road, UB8 2RT

**Plot Size:** 39.36 acres

**Owner:** Eldemire Co. Inc.

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Bio Diversity Opportunity Area CP9
	
<b>Planning</b>	Land within Saved South Bucks Local Plan Policies
<b>Landscape/Visual</b>	Open grassland/scrub, bordered by M25 to west and Uxbridge Industrial area to east
<b>Agricultural Classification</b>	Non Agricultural
<b>Environmental</b>	Former Landfill site

<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Largely flat location, in excess of target 25 acres allowing for potential low density development
<b>Access to Power &amp; Fibre</b>	With reasonable proximity of Iver National Grid substation, however at extremity of distance from Laleham, with complex route taking in Heathrow Airport and M25/M4. Fibre in reasonable proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Site directly to north of Woodland Park Landfill Site, where Planning Permission was Refused for a data centre development. SoS decision based on that the harm the data centre would cause to the nature conservation interests of the site would be outweighed by the need for new data centre capacity. In particular, its impact on species and habitats present on the site and is therefore consistent with Policy CP9.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Potential impact on species and habitats present on the site.</b></li> <li>• <b>Distance from Laleham in terms of BESS connection along with geographical constraints in delivering power from Laleham.</b></li> <li>• <b>Based on planning timescales and decision on Woodland</b></li> </ul>



	<b>Park Landfill Site , with particular regard to potential impact on species and habitats present on the site, proposed development unlikely to meet specified timescales, with further complexities created by physical and technical constraints delivering power and fibre.</b>
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**Site 2 – Title: BM380115**


**Address:** Land to the east of Huntsmoor Park Farm, off Ford Lane, SL0 9LL

**Plot Size:** 79.38 acres

**Owner:** Buckinghamshire Council

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Bio Diversity Opportunity Area CP9 north of Farlows Lake and Little Britain Lake.



	
<b>Planning</b>	Land within Saved South Bucks Local Plan Policies
<b>Landscape/Visual</b>	Open grassland/scrub, bordered by M25 to west and Uxbridge Industrial area to east, with former gravel pits/lakes immediately to south
<b>Agricultural Classification</b>	Non Agricultural
<b>Environmental</b>	Former Landfill site
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Largely flat location, in excess of target 25 acres allowing for potential low density development. Former water filled gravel pits may provide source of water for cooling solution. Iver Lane B470 runs to the north providing good access to the site particularly for construction traffic.
<b>Access to Power &amp; Fibre</b>	<p><b>Summary:</b></p> <p>With reasonable proximity of Iver National Grid substation, however at extremity of distance from Laleham, with complex route taking in Heathrow Airport and M25/M4 along with adjacent water filled gravel pits. Fibre in reasonable proximity.</p>
<b>Assessment</b>	Site directly to north of Woodland Park Landfill Site, where Planning



	<p>Permission was Refused for a data centre development. SoS decision based on that the harm the data centre would cause to the nature conservation interests of the site would be outweighed by the need for new data centre capacity. In particular, its impact on species and habitats present on the site and is therefore consistent with Policy CP9.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Potential impact on species and habitats present on the site.</b></li> <li>• <b>Distance from Laleham in terms of BESS connection along with geographical constraints in delivering power from Laleham.</b></li> <li>• <b>Unable to meet specified timescales taking into account planning complexities and route of power cables</b></li> </ul>
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**Site 3 – Title: BM357669**

**Address:** Land adjacent to M25 Junctions 14 - 15, North of A4007, SL0 0PN

**Plot Size:** 272.23 acres

**Owner:** Buckinghamshire Council

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10,

	T2. Bio Diversity Opportunity Area CP9.
	
<b>Planning</b>	Former Local Plan Allocation SP BP10 Iver Heath. Saved South Bucks Local Plan. Included in Buckinghamshire Council wider call for sites
<b>Landscape/Visual</b>	Open grassland on either side of M25 between junction 14 & 15. immediately north of A4007 Slough Road, near Iver Heath. Adjacent to Iver 132kV National Grid Sub Station. Part of the site subject to CPO for Uxbridge Moor Connection Project
<b>Agricultural Classification</b>	Grade 3
<b>Environmental</b>	Agricultural Land
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Largely undulating topography , in excess of target 25 acres allowing for potential low density development. Currently Agricultural land.
<b>Access to Power &amp; Fibre</b>	Close to Iver National Grid substation and proposed Uxbridge Moor Connection Project which would support location of BESS. However, at extremity of distance from Laleham, with complex route taking in Heathrow Airport and

	<p>M25/M4. Distance will result in power loss and may require additional infrastructure to compensate. Distance for main backbone fibre along Great western Rail Line will significantly increase connection costs. Access to other fibre providers, to provide resilience will also be complex/expensive. proximity.</p>
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Significant site owned by Buckinghamshire Council being quietly marketed by BNP, with potential for low density data centre development. However, complexities of delivering power from Laleham in addition to cost along with provision of fibre connections make less viable. In addition, given size of site cost of providing infrastructure, including suitable road connection will make the site less attractive, therefore. Whilst the site is potentially available and provides a significantly larger site than required, its distance from Laleham along with the Backbone fibre route, combined with the significant infrastructure works required to deliver the site, make it a complex and expensive option.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>At extremity of limit for delivery of power from Laleham.</b></li> </ul>


	<ul style="list-style-type: none"> <li>• <b>Technical constraints in siting of BESS this distance from Laleham.</b></li> <li>• <b>Unable to meet specified timescales taking into account necessary infrastructure works on site of this size, to facilitate development of site along with provision of access to A4007 Slough Road.</b></li> </ul>
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**Site 4 – Title: BM286776**

**Address:** Land to the rear of Highfield House, Billet Lane, Iver SL0 0LT

**Plot Size:** 37.74 acres

**Owner:** THE ABDEALI TRUST COMPANY LIMITED

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Bio Diversity Opportunity Area CP9.
	



<b>Planning</b>	Saved South Bucks Local Plan. Forms part of Slough Northern Extension. Proposed six new neighbourhoods including Shreding Green with allocation for 1500 homes
<b>Landscape/Visual</b>	Open grassland bordered by woodland to west, Langley Park House to the north, horticulture to the south and low density residential to east.
<b>Agricultural Classification</b>	Grade 3
<b>Environmental</b>	Agricultural Land
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Whilst in excess of targeted 25 acres, location will present visual/massing issues. Site insufficient to accommodate low density solution. Site currently serviced by Billet Lane which is unlikely to be able to cope with a development of this scale.
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point. Distance for main backbone fibre along Great western Rail Line and Slough Trading Estate good.
<b>Assessment</b>	<p><b>Summary:</b></p> <p>Size of site and location present significant challenges in terms of delivering a project of this scale, particularly to regards to massing and visual impact. Access to site will also present significant challenges. The site does present an option but</p>



	<p>given the complexities of delivering a development of this scale on it, the technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations, rule it out as a suitable alternative site.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Contentious planning application due to visual impact of proposed development and massing within Strategic Gap, in particular views from Langley Park Country Park.</b></li> <li>• <b>Distance from Laleham in terms of BESS</b></li> <li>• <b>Site not for sale and unlikely to be able to meet specified timescales particularly given need to create to suitable alternative access route through third party land.</b></li> </ul>
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**Site 5 – Title: BM86704**

**Address:** Woodbine Farm, Iver SL0 0JX

**Plot Size:** 27.37 acres

**Owner:** Woodbine Farm

**Site Considerations**

<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2.
	
<b>Planning</b>	Saved South Bucks Local Plan. . Included in Buckinghamshire Council wider call for sites
<b>Landscape/Visual</b>	Agricultural land with low density residential to south and east. Horticulture to the west.
<b>Agricultural Classification</b>	Predominately Grade 1(eastern fringe Grade 3)
<b>Environmental</b>	Agricultural Land
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site slightly over required 25 acres; location will present visual/massing issues. Whilst site sufficient to accommodate proposed design, will be insufficient to accommodate lower density solution to mitigate visual/massing issues. Site currently serviced by Holly Bush Lane which would be unable to cope with a development of this scale. A

	new access would be required off Wood Lane.
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point. Distance for main backbone fibre along Great western Rail Line and Slough Trading Estate good.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Size of site and location present significant challenges in terms of delivering a project of this scale, particularly to regards to massing and visual impact. Access to site will also present significant challenges. The site does present an option but given the complexities of delivering a development of this scale on it, the technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations, rule it out as a suitable alternative site.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"><li>• <b>Contentious planning application due to visual impact of</b></li></ul>



	<p><b>proposed development and massing within Strategic Gap. Site size insufficient to accommodate lower density development</b></p> <ul style="list-style-type: none"> <li>• <b>Distance from Laleham in terms of BESS</b></li> <li>• <b>Site not for sale and unlikely to be able to meet specified timescales particularly given need to create suitable alternative access route through third party land.</b></li> </ul>
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**Site 6 – Title: BM326562**


**Address:** Iver Golf and Leisure Centre, Hollow Hill Lane, Iver SL0 0JJ

**Plot Size:** 75.34 acres

**Owner:** Iver Golf Course Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2.



	
<b>Planning</b>	<p>Included in Buckinghamshire Council wider call for sites (promoted for other uses) Forms part of Slough North Expansion proposed six new neighbourhoods including Canal Side with promotion for 1700 homes</p>
<b>Landscape/Visual</b>	<p>Currently an operational Golf Course located immediately to the north of the Grand Union Canal. Site rises to the north with power lines transversing the site, east to west. Size of site would enable a lower density solution to reduce visual impact</p>
<b>Agricultural Classification</b>	<p>Non Agricultural</p>
<b>Environmental</b>	<p>Golf Course</p>
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	<p>Site larger than required 25 acres, enabling lower density solution with reduced visual impact/massing.</p>
<b>Access to Power &amp; Fibre</b>	<p>On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver and Laleham electrical substations for BESS will increase technical complications given need to be within reasonable proximity of the connection point. Main backbone fibre along Great western Rail Line and Slough Trading Estate good, within close proximity.</p>

<p><b>Assessment</b></p>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre, size of site also presents opportunity for low density solution. However, location presents technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations. The site is being strongly promoted for residential development as part of part of Slough North Expansion area.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Site forms part of Slough Northern Expansion as part of the Review of the Local Plan 2013-2036 with view to help and subject to re-balance Slough's housing market and meet the potential shortfall of homes in the area over the Slough Local. Whilst South Bucks and Chiltern District Councils are not supportive of the proposals, any planning application will be highly contentious.</b></li> <li>• <b>Distance from Laleham in terms of BESS.</b></li> <li>• <b>Operational Golf Course, not currently for sale. Acquisitions likely to be complex and would require purchase of entire site following closure of Golf Course. Whilst additional land would facilitate low density</b></li> </ul>
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	<b>scheme, there is insufficient power to develop whole site and cost of surplus land would impact viability of development.</b>
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**Site 7 – Title: BM297101**

**Address:** The Old Stables, Langley Park Road, Iver SL0 9QS

**Plot Size:** 147.23 acres

**Ownership:** The Stables

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2.
	
<b>Planning</b>	Saved South Bucks Local Plan Policies. Forms part of Slough North Expansion proposed six new neighbourhoods including Shreding Green with promotion for 1500 homes.
<b>Landscape/Visual</b>	Currently agricultural land forming part of the Old Stables, adjacent to Grange Farm. Situated to the north of Thorney Lane Business park and east of the Ridgeway Industrial estate.

<b>Agricultural Classification</b>	Grade 1
<b>Environmental</b>	Agricultural Land
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres, enabling lower density solution with reduced visual impact/massing.
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver and Laleham electrical substations for BESS will increase technical complications given need to be within reasonable proximity of the connection point. Main backbone fibre along Great western Rail Line and Slough Trading Estate good, within close proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre, size of site also presents opportunity for low density solution. However, location presents technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations. The site is being strongly promoted for residential development as part of part of Slough North Expansion area.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Site forms part of Slough Northern Expansion as part of the Review of the Local Plan 2013-2036 with view to help and subject to re-balance Slough's housing market and meet</b></li> </ul>



	<p>the potential shortfall of homes in the area over the Slough Local. Whilst South Bucks and Chiltern District Councils are not supportive of the proposals, any planning application will be highly contentious.</p> <ul style="list-style-type: none"> <li>• Distance from Iver and Laleham in terms of BESS.</li> <li>• Significantly larger site than required and not being marketed. Any purchase would need to be via a speculative approach which would require a purchase of entire site. Whilst additional land would facilitate low density scheme, there is insufficient power to develop whole site and cost of surplus land would impact viability of development.</li> <li>• Significant amount of infrastructure works would be required given size of site which would adversely impact viability and delivery timescales.</li> </ul>
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**Site 8 – Title: BM81249**


**Address:** Grange Farm, Grange Way, Iver SL0 9NT

**Plot Size:** 48.52 acres

**Ownership:** Grange Farm

**Site Considerations**



<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2.
	
<b>Planning</b>	included in Buckinghamshire Council wider call for sites. (promoted for residential use) and included within sites promoted within Iver Parish Council as part of Neighbourhood Plan 2020. Being promoted by David Wilson Homes Southern for 500 new homes and community facilities. Promoted through the new Bucks-wide Local Plan process
<b>Landscape/Visual</b>	Currently open agricultural land with residential to north and The Ridgeway Industrial Estate to south  Planning Application for data centre development on Ridgeway Industrial Estate for Data Centre Development
<b>Agricultural Classification</b>	Predominately Grade 1 (northern fringe Grade 3)
<b>Environmental</b>	Agricultural Land
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres, enabling lower density solution with reduced visual impact/massing.
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver Substation for BESS will increase technical complications given need to be within reasonable proximity of the

	connection point. Main backbone fibre along Great western Rail Line and Slough Trading Estate good, within close proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre, size of site also presents opportunity for low density solution. However, location presents technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations. The site is being strongly promoted for residential development as part of part of Slough North Expansion area.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site.</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Site forms part of Slough Northern Expansion as part of the Review of the Local Plan 2013-2036 with view to help and subject to re-balance Slough's housing market and meet the potential shortfall of homes in the area over the Slough Local. Whilst South Bucks and Chiltern District Councils are not supportive of the proposals, any planning application will be highly contentious.</b></li> <li>• <b>Distance from Laleham in terms of BESS.</b></li> <li>• <b>Operational farm, not currently for sale and would require speculative approach.</b></li> </ul>


	<ul style="list-style-type: none"> <li>• <b>Development would require new access off Thorney Lane North, between edge of Iver village and Ridgeway Industrial estate, which may be resisted by Highways due current pressure on road, and traffic through the village.</b></li> <li>• <b>Larger site may assist with massing and visual impact but likely to be contentious due to topography and proximity to Inver Village.</b></li> </ul>
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**Site 9 – Title: BM210881**

**Address:** Land to the North of North Park Road, Langley SL3 8BQ

**Plot Size:** 42.7acres

**Owner:** Richings Park Golf Course

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2.
	
<b>Planning</b>	Strategic Gap between Slough and Greater London. Forms part of Slough North Expansion proposed six new neighbourhoods with promotion for 1400 homes in

	medium and high density housing, secondary & primary schools with public open spaces. Part within SBC boundary. Part of Slough Borough Council promotion of cross border expansion of Slough to meet unmet housing needs.
<b>Landscape/Visual</b>	Currently agricultural land with Horton Brook to the north. Residential to west forming boundary of Slough Borough Council. Cemex Gravel Extraction operation immediately to east. Incidents.
<b>Agricultural Classification</b>	Grade 1
<b>Environmental</b>	Farm Land with gravel extraction to east.
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres, enabling lower density solution with reduced visual impact/massing.
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver and Laleham electricity substations for BESS will increase technical complications given need to be within reasonable proximity of the connection point. Main backbone fibre along Great western Rail Line and Slough Trading Estate good, within close proximity.
<b>Assessment</b>	<p><b>Summary:</b></p> <p>Good location within Slough Availability Zone with proximity to main fibre, size of site also presents opportunity for low density solution. However, location presents technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations. The site is being strongly promoted (but not supported by South Buckinghamshire Council) for</p>

	<p>residential development as part of part of Slough North Expansion area.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"><li>• Site forms part of Slough Northern Expansion as part of the Review of the Local Plan 2013-2036 with view to help and subject to re-balance Slough's housing market and meet the potential shortfall of homes in the area over the Slough Local. Whilst South Bucks and Chiltern District Councils are not supportive of the proposals. Also, within Strategic Gap and falls within two Unitary Authorities and any planning application will be highly contentious.</li><li>• Distance from Laleham in terms of BESS.</li><li>• Not currently for sale. Acquisitions likely to be complex and would require purchase of entire site. Whilst additional land would facilitate low density scheme, there is insufficient power to develop whole site and cost of surplus land would impact viability of development.</li><li>• Unlikely to meet prescribed timescales, with the need to</li></ul>
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**speculatively purchase the site and falling within two Unitary Authorities with different aspirations for the land.**

**Site 10 – Title: BM210879**

**Address:** Richings Park/Iver Golf Club, Iver SL0 0JJ

**Plot Size:** 151.43 acres

**Owner:** Deer Park Hotel & Golf Courses

**Site Considerations**

**Green Belt Assessment**

Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2.



**Planning**

Included in Buckinghamshire Council wider call for sites (promoted for other uses) Metropolitan Green Belt and strategic gap between Richings Park and Slough in protecting the integrity of these settlements by preventing them from merging with one another. Part of Slough Northern Expansion; Parlaunt Farm. *The proposed new neighbourhood at Parlaunt Farm will be created by building on part of Richings Park Golf Course, however much of the golf course will be retained and a new country park will*

	<p><i>be created. Creating a country park enables the strategic gap between Slough and Richings Park to be retained. The golf course already has an existing lake, and this heritage asset will be retained and restored. Much of the land here is in the floodplain, so the parkland will be managed for Sustainable Urban Drainage (SUDs). The parkland would include a diversion to the existing brook and restoring it to create wetland habitats. Part of Slough Borough Council promotion of cross border expansion of Slough to meet unmet housing needs.</i></p>
<b>Landscape/Visual</b>	Currently an operational Golf Course located immediately to the north of the M4 Motorway. Langley Park/Axis Park Industrial Estate lies to the west along with the residential area forming the eastern boundary of Slough Borough Council Grand South Eastern part of the site within High Flood Risk area. Size of site would enable a lower density solution to reduce visual impact
<b>Agricultural Classification</b>	Non Agricultural
<b>Environmental</b>	Golf Course
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres, enabling lower density solution with reduced visual impact/massing.
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point. Main backbone fibre along Great western Rail Line

	and Slough Trading Estate good, within close proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Whilst, size of site presents an opportunity for low density solution, overall site is significantly larger than required. However, location presents technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations, particularly in regard to route to Laleham. The site is being strongly promoted for residential development as part of part of Slough North Expansion area.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"><li>• Site forms part of Slough Northern Expansion as part of the Review of the Local Plan 2013-2036 with view to help and subject to re-balance Slough's housing market and meet the potential shortfall of homes in the area over the life of the Slough Local Plan .</li><li>• Distance from Laleham in terms of BESS, particularly in regard to likely route.</li><li>• Operational Golf Course, not currently for sale. Acquisitions likely to be complex, particularly with recent transfer of control to Howth Estate Ltd and would require purchase of</li></ul>



	<p><b>entire site following closure of Golf Course. Whilst additional land would facilitate low density scheme, there is insufficient power to develop whole site and cost of surplus land would impact viability of development.</b></p> <ul style="list-style-type: none"> <li>• <b>Unlikely to meet timeframes, presents complexities in connection of BESS and potential forced acquisition of entire site likely to impact viability of proposed development.</b></li> </ul>
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**Site 11 & 12– Title: BM77606/BM224141**

**Address:** Thorney Park Golf Course, Langley SL0 9AL

**Plot Size:** 73.75 acres & 35.4 acres

**Owner:** Grundon Waste Management

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt; Archaeological Priority Zone. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy EM7: Biodiversity and Geological Conservation; adjacent to Harmondsworth Village and Longford Village Conservation Areas.

	
<b>Planning</b>	<p>London Borough of Hillingdon: Metropolitan Green Belt adjacent to proposed extension to existing Nature Conservation Site of Metropolitan or Borough Grade 1 importance. Strategic Gap between Slough and Greater London. The adjacent Links Park Industrial Estate is designated as safeguarded for Minerals within the Buckinghamshire Minerals and Waste Local Plan (2019) and was the subject of a planning appeal against consent for a data centre development on the site. The adjacent Network Rail site is designated as a Strategic Freight Site.</p>
<b>Landscape/Visual</b>	<p>Former gravel extraction site, currently an operational Golf Course located immediately to the north of the M4 Motorway/east of M25 Motorway. Power lines traverse the site (north to south). The main Great Western Rail Line runs across the northern boundary of the site. Size of site would enable a lower density solution to reduce visual impact . Bordered by two motorways</p>
<b>Agricultural Classification</b>	<p>Non Agricultural</p>
<b>Environmental</b>	<p>Golf Course</p>
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	<p>Site larger than required 25 acres, enabling lower density solution with reduced visual impact/massing. Iron Age to Roman settlement debris</p>




	recorded in Thorney Farm from previous excavations
<b>Access to Power &amp; Fibre</b>	On the western boundary of the search area, but within reasonable access to both Iver and Laleham electricity substations, however distance from Iver Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical route. Main backbone fibre along Great western Rail Line and Slough Trading Estate good, within close proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Whilst, size of site presents an opportunity for low density solution, overall site is larger than required. location presents technical difficulties in locating the BESS this distance from both the Iver and Laleham Substations, particularly in regard to route to both Iver and Laleham and physical obstructions such as motorways and former gravel pits. Whilst no ancient monument is recoded on the site nor is it given a protected status, the Iron Age to Roman settlement debris recorded in previous excavations may require further investigations prior to construction/risk of protected status.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"><li>• <b>Site forms of the Metropolitan Green Belt and its performance as part</b></li></ul>

	<p><b>of the strategic Gap was highlighted in the Appeal decision by Mr Justice Waksman, in the Link Park case with significant emphasis placed on 'encroachment' and preservation of the 'openness' of the Greenbelt.</b></p> <ul style="list-style-type: none"><li><b>• Distance from Laleham in terms of BESS, particularly in regard to likely route.</b></li><li><b>• Operational Golf Course, not currently for sale. Acquisitions likely to be complex and would require purchase of entire site following closure of Golf Course. Whilst additional land would facilitate low density scheme, there is insufficient power to develop whole site and cost of surplus land would impact viability of development.</b></li><li><b>• Unlikely to meet timeframes, presents complexities in connection of BESS and potential forced acquisition of entire site likely to impact viability of proposed development.</b></li></ul>
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**Site 13 – Title: MX237993**

**Address:** Land South of Saxon Lake, UB7 0AQ

**Plot Size:** 31.77 acres

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt; Archaeological Priority Zone. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains,
	
<b>Planning</b>	Grade 1 Metropolitan or Borough Green Belt and strategic gap between Slough and Greater London in protecting the integrity of these settlements by preventing them from merging with one another. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy EM7: Biodiversity and Geological Conservation; adjacent to Harmondsworth Village and Longford Village Conservation Areas.
<b>Landscape/Visual</b>	Currently open land/scrub, Saxon Lake/Harmondsworth Quarry

	immediately to north with Harmondsworth Village to south. Saxon Industrial Estate to west. Level topography and likely to have impact on views from Harmondsworth Village
<b>Agricultural Classification</b>	Grade 1
<b>Environmental</b>	Green Belt
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres, but limited opportunity to deliver lower density solution with reduced visual impact/massing.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical obstruction of Heathrow Airport. Main backbone fibre along Great western Rail Line and Slough Trading Estate, within reasonable proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Whilst site slightly larger than required, configuration of site will limit opportunity to develop a lower density solution. As a consequence, massing/scale of development will impact adjacent Harmondsworth Village with Conservation Area status. Proposed Northern/Third Heathrow Runway immediately to south of Harmondsworth Village. Saxon Lake also flood buffer for River Colne with High Flood Risk.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p>



	<b>Reasons:</b> <ul style="list-style-type: none"> <li>• Adjacency of Site to Harmondsworth Village with Conservation Area Status.</li> <li>• Proximity to Saxon Lake/Colne River with high Flood Risk</li> <li>• Proximity of proposed Northern/Third Heathrow Runway</li> <li>• Land not currently available and would require speculative approach to entice current owners to agree a sale.</li> <li>• Unlikely to meet timeframes, with complexities in acquisition of land and potential planning consent.</li> </ul>
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**Site 14 – Title: AGL35047**

**Address:** British Airways Office Complex, Harmondsworth UB7 0GA

**Plot Size:** 226.23 acres

**Owners:** British Airways Plc.

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt; Archaeological Priority Zone. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Proposed extension to SINC

		
<b>Planning</b>		<p>Grade 1 Metropolitan or Borough Green Belt and strategic gap between Slough and Greater London in protecting the integrity of these settlements by preventing them from merging with one another.</p> <p>Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy EM7: Biodiversity and Geological Conservation; adjacent to Harmondsworth Village and Longford Village Conservation Areas.</p>
<b>Landscape/Visual</b>		<p>Currently British Airways Speedbird site/Corporate Office Complex.</p> <p>Adjacent to Wraysbury River and lower Colne Valley Conservation Site to west, with Colnbrook Immigration Complex to east.</p>
<b>Agricultural Classification</b>		<p>Grade 3 (northern boundary non-agricultural).</p>
<b>Environmental</b>		<p>Green Belt . Parts of Site in Flood Zone 2 &amp; 3</p>
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>		<p>Site larger than required 25 acres, currently occupied by substantial office complex. Part of area designated for proposed Northern/Third Heathrow Runway.</p>
<b>Access to Power &amp; Fibre</b>		<p>Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical obstruction of Heathrow</p>



	Airport. Main backbone fibre along Great western Rail Line and Slough Trading Estate, within reasonable proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Significantly larger site than required, whilst current office development along with adjacent immigration centre would mitigate visual impact of data centre development, would require acquisition of entire site with subsequent demolition of offices. Potential breach of flood defences to upper section of Duke Of Northumberland River and Swan Lake create potential flood risk.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Significantly larger site than required. Power insufficient to develop out remainder of site.</b></li> <li>• <b>Would require demolition of existing office complex with necessary works to mitigate any flood risk, which are likely to adversely affect viability of proposed development.</b></li> <li>• <b>Currently utilised as British Airways Corporate offices and understood to contain critical infrastructure.</b></li> <li>• <b>Part of proposed Northern/Third Heathrow Runway. If proposal proceeds, realigned A4 will</b></li> </ul>


	<p>pass through lower section of site.</p> <ul style="list-style-type: none"> <li>• Land not currently available and would require speculative approach to entice current owners to agree a sale.</li> <li>• Unlikely to meet timeframes, with complexities in acquisition of land and potential planning consent.</li> </ul>
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**Site 15 – Title: MX457647**

**Address:** Harmondsworth Road Communication Mast north east of Holloway Farm, Harmondsworth UB7 9HX

**Plot Size:** 33.8 acres

**Owner:** County & District Properties Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt; Archaeological Priority Zone. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains,
	
<b>Planning</b>	Grade 1 Metropolitan or Borough Green Belt and strategic gap between Slough and Greater London in protecting the integrity of these settlements by preventing them from merging with one another.

	Previous application for commercial use refused, due to in conflict with the fundamental aims of Green Belt Policy, in checking unrestricted urban sprawl, assist in safeguarding the countryside from encroachment, or preserve the setting and special character of historic importance, contrary to Policy EM2 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012), Policy OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2016) and the NPPF. Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy EM7: Biodiversity and Geological Conservation; adjacent to Harmondsworth Village and Longford Village Conservation Areas.
<b>Landscape/Visual</b>	Former gravel extraction/land fill site, Metropolitan Green Belt. Currently open land/scrub. M4 Motorway to north, Saxon Lake/Harmondsworth Quarry immediately to north with Garden Centre to south. Level topography and likely to have impact on views from Harmondsworth Village
<b>Agricultural Classification</b>	Urban
<b>Environmental</b>	Green Belt
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres, but limited opportunity to deliver lower density solution with reduced visual impact/massing.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical obstruction of Heathrow Airport. Main backbone fibre along

	Great western Rail Line and Slough Trading Estate, within reasonable proximity.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Whilst site slightly larger than required, configuration of site will limit opportunity to develop a lower density solution. As a consequence, massing/scale of development will impact adjacent Harmondsworth Village with Conservation Area status. Proposed Northern/Third Heathrow Runway immediately to south of Harmondsworth Village. Residential developer seeking to promote site for residential development.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Adjacency of Site to Harmondsworth Village with Conservation Area Status.</b></li> <li>• <b>Proximity of proposed Northern/Third Heathrow Runway and realignment of A4, creating significant uncertainty for investors and occupiers of proposed development.</b></li> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> <li>• <b>Unlikely to meet timeframes, with complexities in acquisition</b></li> </ul>


**of land and potential  
planning consent.**

**Site 16 – Title: NGL2214**

Address: Land to the South of Ansell Garden Centre/Holloway Lane and North of Harmondsworth Lane, Harmondsworth UB7 0HW

**Plot Size:** 65.41 acres

**Owner:** Suez UK Environment Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt; Archaeological Priority Zone. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land
	
<b>Planning</b>	Former aggregate processing site, restored to best and most valuable agricultural land (BMVAL), following gravel extraction and land fill. Site designated as grade 1 agricultural land. Application for solar farm, with associated access tracks, inverters, maintenance building, fencing and infrared cameras on site refused on basis inappropriate development in Green Belt contrary to Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2011) and the NPPF. Along with refusal based on overall size of development, bulk, siting, and height of structures contrary to

	Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) Policy 7.16 of the London Plan (2015) and the NPPF.
<b>Landscape/Visual</b>	Former gravel extraction/land fill site, Metropolitan Green Belt. Currently agricultural/open land. Garden Centre to north. Level topography and likely to have impact on views from Harmondsworth Village to west
<b>Agricultural Classification</b>	Grade 1
<b>Environmental</b>	Green Belt
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres but would facilitate lower density solution with reduced visual impact/massing on Harmondsworth Village to west.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical obstruction of Heathrow Airport. Main backbone fibre along Great western Rail Line and Slough Trading Estate, within reasonable proximity.
<b>Assessment</b>	<p><b>Summary:</b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Whilst site slightly larger than required, configuration of site could facilitate a lower density solution. As a consequence, impact of masing/scale of on adjacent Harmondsworth Village. Proposed Northern/Third Heathrow Runway immediately to south of site/Harmondsworth Village.</p> <p><b>Qualitative Assessment:</b></p>





	<p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Adjacency of Site to Harmondsworth Village with Conservation Area Status.</b></li> <li>• <b>Proximity of proposed Northern/Third Heathrow Runway and realignment of A4, creating significant uncertainty for investors and occupiers of proposed development.</b></li> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> <li>• <b>BMVAL status with previous refusal of planning consent for Solar Farm.</b></li> <li>• <b>Unlikely to meet timeframes, with complexities in acquisition of land and potential planning consent.</b></li> </ul>
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**Site 17 – Title: MX150037**

**Address:** Heathrow Fields Park and Gardens situated the north of Orbital Park/A4 Bath Road, south of Harmondsworth Lane, Harmondsworth UB7 0AE

**Plot Size:** 85.86 acres

**Owners:** BNS (Property Holdings) Ltd

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt; Mineral Extraction site London Plan Policy 5.20 Local Plan Part 1 Policies EM2 and EM9.


	Indicative phased Mineral extraction to 2026.
	
<b>Planning</b>	Metropolitan or Borough Green Belt and strategic gap between Slough and Greater London in protecting the integrity of these settlements by preventing them from merging with one another., London Plan Policy 5.20, Local Plan Part 1 Policies EM2 and EM9. Indicative phased Mineral extraction to 2026. Within proposed Northern/Third Heathrow Runway.
<b>Landscape/Visual</b>	Existing gravel extraction/land fill site, Metropolitan Green Belt. Part gravel extraction/landfill, part agricultural land. Polar Park/Heathrow Boulevard Warehouse and office developments to the south. Ribbon residential development along A408 to east
<b>Agricultural Classification</b>	Grade 1
<b>Environmental</b>	Green Belt, gravel extraction/land fill
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres but would facilitate lower density solution with reduced visual impact/massing on residential to east.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need

	to be within reasonable proximity of the connection point along with physical obstruction of Heathrow Airport. Main backbone fibre along Great western Rail Line to north.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Active gravel extraction site, also significantly larger than required. Insufficient power to fully utilise site and therefore likely to impact viability of development. Situated within proposed Northern/Third Heathrow Runway.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Active gravel extraction site.</b></li> <li>• <b>Situated within proposed Northern/Third Heathrow Runway creating significant uncertainty for investors and occupiers of proposed development.</b></li> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> <li>• <b>Unlikely to meet timeframes, with complexities in acquisition of land, securing vacant possession (as active gravel extraction site) and potential planning consent.</b></li> </ul>

**Site 18 – Title: AGL185031**

**Address:** Land to the north of Polar Park/A4 Bath Road, south of Harmondsworth Lane, Harmondsworth UB7 0HW

**Plot Size:** 107.79 acres

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt; Mineral Extraction site London Plan Policy 5.20 Local Plan Part 1 Policies EM2 and EM9. Indicative phased Mineral extraction to 2026.
	
<b>Planning</b>	Metropolitan or Borough Green Belt London Plan Policy 5.20, Local Plan Part 1 Policies EM2 and EM9. Indicative phased Mineral extraction to 2026. Within proposed Northern/Third Heathrow Runway. Adjacent to Harmondsworth Village Conservation Area.
<b>Landscape/Visual</b>	Existing gravel extraction/land fill site, Metropolitan Green Belt. Part gravel extraction/landfill, part agricultural land. Polar Park Warehouse and office developments to the south. Hatch Lane residential development also to south.
<b>Agricultural Classification</b>	Grade1
<b>Environmental</b>	Green Belt, gravel extraction/land fill

<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres but would facilitate lower density solution with reduced visual impact/massing on Harmondsworth Village/residential to east.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical obstruction of Heathrow Airport. Main backbone fibre along Great western Rail Line to north.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Former gravel extraction/land fill site, also significantly larger than required. Insufficient power to fully utilise site and therefore likely to impact viability of development. Situated within proposed Northern/Third Heathrow Runway.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Situated within proposed Northern/Third Heathrow Runway creating significant uncertainty for investors and occupiers of proposed development.</b></li> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> <li>• <b>Unlikely to meet timeframes, with</b></li> </ul>


	<b>complexities in acquisition of land, and potential planning consent, with inclusion within Northern/Third Heathrow Runway.</b>
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**Site 19 – Title: MX463165**

**Address:** Land at Simpson Lane, East of M4 Spur, Harmondsworth UB7 0HW

**Plot Size:** 44.76 acres

**Owner:** Sipson Green Ltd

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt; Mineral Extraction site London Plan Policy 5.20 Local Plan Part 1 Policies EM2 and EM9.
	
<b>Planning</b>	Existing quarry with consent under Ref: 45408/APP/2009/340 : Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to Agricultural land. Designated Green Belt, Archaeological Priority Area. London Plan Policy 5.20, Local Plan Part 1 Policies HE1, EM2 and EM9. Designated as Northern Parkway in Proposed Northern/Third Heathrow Runway.
<b>Landscape/Visual</b>	Existing gravel extraction/land fill site, Metropolitan Green Belt. Part



	gravel extraction/landfill, part agricultural land. Polar Park/Heathrow Boulevard Warehouse and office developments to the south. Ribbon residential development along A408 to east
<b>Agricultural Classification</b>	Grade 1 (to be remediated to where necessary).
<b>Environmental</b>	Gravel extraction/land fill
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site larger than required 25 acres Active gravel extraction site adjacent to Junction 4 of M4 Motorway/Heathrow Slip Road. Little Harlington Playing Fields and Imperial College Sports Ground to east.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, however distance from Laleham Substation for BESS will increase technical complications given need to be within reasonable proximity of the connection point along with physical obstruction of Heathrow Airport. Main backbone fibre along Great western Rail Line.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Good location within Slough Availability Zone with proximity to main fibre. Active gravel extraction site and forming part of proposed Northern/Third Heathrow Runway.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Active gravel extraction site and operations unlikely to cease with subsequent remediation of land within defined timescales.</b></li> </ul>



	<ul style="list-style-type: none"> <li>• <b>Situated within proposed Northern/Third Heathrow Runway creating significant uncertainty for investors and occupiers of proposed development.</b></li> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> <li>• <b>Unlikely to meet timeframes, with complexities in acquisition of land, securing vacant possession (as active gravel extraction site) and potential planning consent.</b></li> </ul>
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**Site 20 – Title: AGL105260**

**Address:** Land to west of Heathrow Airport, between M25 Motorway and Stanwell Moor Road, Harmondsworth UB7 0EW

**Plot Size:** 52.83 acres

**Owner:** Heathrow Airport Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Open land. Designated Green Belt: Archaeological Priority Zone. Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Part of Colne Valley Biodiversity and Geological Conservation Area,

	
<b>Planning</b>	Open land. Designated Green Belt: Archaeological Priority Zone with previous consent for gravel extraction Ref: 45408/APP/2009/340 : Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy 5.20, Local Plan Part 1 Policies HE1, EM2 and EM9. Adjacent to Longford Conservation areas
<b>Landscape/Visual</b>	Arable Agricultural Land forming part of Colne Valley Biodiversity and Geological Conservation Area, to west of Heathrow Airport and to the east of Junction 14 of M25 Motorway.
<b>Agricultural Classification</b>	Non Agricultural
<b>Environmental</b>	Arable Agricultural Land forming part of Colne Valley Biodiversity and Geological Conservation Area
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Site split between two sections by vM25 slip road. Site also straddles River Colne. Heathrow runway immediately to east.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Haleham electricity substations, Main backbone fibre along Great western Rail Line.
<b>Assessment</b>	<b>Summary:</b>



	<p>Poor location, with close proximity to Heathrow and M25 Motorway, within Colne Valley Biodiversity and Geological Conservation Area. Aviation Fuel supply lines are understood to cross the site.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• Proximity to main Heathrow runway.</li> <li>• Land not currently available and would require speculative approach to entice current owners (Heathrow Airport) to agree a sale.</li> <li>• Situated within Colne Valley Biodiversity and Geological Conservation Area</li> <li>• Part of site within Flood Zone 2 with significant complexities in raising site given Biodiversity status.</li> </ul>
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**Site 21 – Title: SY349191**

**Address:** Open fields to southeast of Spout Lane, Stanwell Moor TW19 6AG

**Plot Size:** 38.3 acres

**Owner:** Stanwell Green Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Open land. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7:

	Biodiversity and Geological Conservation
	
<b>Planning</b>	Open land. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land and Green Chains, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy 5.20, Local Plan Part 1 Policies HE1, EM2 and EM9.
<b>Landscape/Visual</b>	Arable Agricultural Land enclosed by A3113/A3044 and Stanwell Moor residential area. Heathrow Airport immediately to the east.
<b>Agricultural Classification</b>	Non Agricultural
<b>Environmental</b>	Amenity land/former landfill.
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Regular shaped site bordering residential to west and south. Site intersected by natural water course part of southern edge of site in High Risk Flood Zone.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, Main backbone fibre along Great western Rail Line.
<b>Assessment</b>	<p><b>Summary:</b></p> <p>Poor location, with close proximity to Heathrow airport and Stanwell Moor residential area. Whilst site is larger than required 25 acres, with exclusion of are in high floor risk, site insufficient to accommodate a low density development and may</p>



	<p>adverse impact due to massing/height.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• Proximity to Heathrow Airport.</li> <li>• Land not currently available and would require speculative approach to entice current owners to agree a sale.</li> <li>• Situated adjacent to residential</li> <li>• Part of site within High Risk Flood Zone limiting configuration and design of proposed development, in order to mitigate impact on adjoining areas.</li> </ul>
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**Site 22 – Title: SY331430/ SY399970/ SY396035**

**Address:** Quarry, Stanwell Moor Road, Stanwell Moor TW19 7NY

**Plot Size:** 37.9/12.68/21.82 acres

**Owner:** Cemex UK Operations Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Green Belt, Metropolitan Open Land Priority Biodiversity and Geological Conservation Area





### Planning

Open land. Local Plan Part 1 Policy EM2: Green Belt, Metropolitan Open Land, Policy T4: Heathrow Airport, Policy EM7: Biodiversity and Geological Conservation, Policy 5.20, Local Plan Part 1 Policies HE1, EM2 and EM9.

Planning consent was granted in 2011 by Surrey County Council for a temporary five-year recycling operation on 2.9ha of the site for the production of restoration materials and recycled aggregates for export. Since 2011 some 105,000m<sup>3</sup> of restoration material has been placed in the quarry void. However, the recovery of soil forming materials has been slower than expected, due predominantly to the success of the recycling operation and its ability to recover recycled aggregates for reuse elsewhere off-site and in particular at Heathrow Airport. Based on an average manufacturing rate of restoration material of between 10,000m<sup>3</sup> to 15,000m<sup>3</sup> per annum, and a remaining restoration requirement of some 115,000m<sup>3</sup>, restoration of the quarry should be completed within 10-years. An enhanced nature conservation area creating and managing a priority biodiversity habitat, is proposed for the site, with a 25-year management plan area covering an area of 15ha which is to be secured by way of a revised s106 legal agreement. The Stanwell Conservation Area is

	located to the south-east of the quarry. Within this Conservation Area are a number of listed buildings, with further Heritage Assets within and in close proximity to the boundary of the quarry including the Grade II Listed Gate piers and Gates to Stanwell Place and the remnants of the formal gardens of Stanwell Place.
<b>Landscape/Visual</b>	Existing Quarry
<b>Agricultural Classification</b>	Non Agricultural
<b>Environmental</b>	Existing Quarry
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Suitable sized site if all three parcels combined. Heathrow Airport immediately to north.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iwer and Laleham electricity substations, Main backbone fibre along Great western Rail Line.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Site situated within close proximity to Heathrow airport, being promoted for residential. Whilst quarrying operations on part of the site have ceased with the land remediated. All quarrying operations would need to cease with the land to have been remediated for site to be suitable. However quarrying operations not expected to cease within in the next 5 years and will therefore be unable to meet defined timescales. .</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Proximity to Heathrow Airport.</b></li> </ul>


	<ul style="list-style-type: none"> <li>• Land not currently available and would require speculative approach to entice current owners to agree a sale.</li> <li>• Operational Quarry .</li> <li>• Part of Priority Biodiversity and Geological Conservation Area</li> <li>• With existing quarrying operations and necessary remediation works will not meet necessary timescales.</li> </ul>
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**Site 23 – Title: SY716191/ SY570382**

**Address:** Leylands Lane Asphalt Plant, Stanwell Moor TW19 6BG

**Plot Size:** 131.43/42.32 acres

**Owner:** Brett Aggregates Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Designated Green Belt, within the Colne Valley Park and area of high archaeological potential and areas of nature conservation importance
	
<b>Planning</b>	There is an extensive planning history associated with the Hithermoor Quarry site. According to the Council's records, it is evident

that permission existed to extract sand and gravel from the site up until 31 December 2003 (Ref SP02/0182). In addition, it is noted that the Colas roadstone coating plant; in the northeast corner of the Hithermoor Quarry site; also had planning permission (Ref SP02/1169) until the end of that year and the ready-mix concrete plant, under conditions attached to the original consent, can remain whilst there is mineral to use from the site. 3.5 In 2003, the current owners, Brett's Aggregates, sought permission to establish a recycling facility on the site linked to a superior restoration scheme. This included planting woodland on the greater part of the domed landform and providing permissive footpaths across the site. Although this particular scheme was not approved at that time, consent was subsequently granted for an amended scheme under application number 03/01212/SCC for further mineral extraction and processing, recycling, concrete production, aggregate bagging and Nature Conservation restoration works. This followed a long planning process which included a Public Inquiry and involvement and the decision of the Secretary of State for the Environment, as the application was viewed as a major development as well as a departure from policy on Green Belt grounds. 3.6 This approved scheme also included a much-improved landscape restoration for the whole site plus provision via a Section 106 agreement for financial contributions to the management of Staines Moor. The scheme started in June 2011. In 2015 consent was granted to undertake a wider variety of recycling. At the time it was stressed

	<p>that minerals are essential to support sustainable economic growth and quality of life, and it is important to ensure there is a sufficient supply to provide the infrastructure, buildings, energy and goods that the country needs. The NPPF states that, in determining planning applications local authorities should, 'give great weight to the benefit of the mineral extraction, including to the economy.' The NPPF goes on to address mineral extraction in the Green Belt and states in para 90 that mineral extraction is not 'inappropriate development' in the Green Belt provided the openness is preserved and it does not conflict with the purposes of including land within Green Belt. Therefore, National Policy indicates that mineral extraction is a necessity and acceptable in Green Belt locations such as this.</p>
<b>Landscape/Visual</b>	Existing Quarry
<b>Agricultural Classification</b>	Grade 3/Non Agricultural
<b>Environmental</b>	Existing Quarry
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Significant site situated between Wraysbury Reservoir/M25 Motorway and King George VI Reservoir, with Colne Valley running through the site.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Haleham electricity substations, Main backbone fibre along Great western Rail Line.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Significant site situated within important area of high archaeological potential and nature conservation, but currently being actively used for mineral extraction and processing, recycling, concrete</p>

	<p>production. Southern end of site within an area of high flood risk.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• Active mineral extraction and processing, recycling facility</li> <li>• Land not currently available and would require speculative approach to entice current owners to agree a sale.</li> <li>• Important area of high archaeological potential and nature conservation.</li> <li>• Part of site within an area of high Flood Risk.</li> <li>• Site will be unable to meet defined timescales due to current operations on site and requirement to fully remediate following cessation of operations.</li> </ul>
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**Site 24 – Title: BK347342/ BK435260/ BK436437**

**Address:** Land to the north of Colnbrook By Pass, Slough SL3 0ED

**Plot Size:** 103.52/103.15/20.99acres

**Owner:** Goodman Colnbrook (Jersey) Ltd

Site Considerations	
<b>Green Belt Assessment</b>	Metropolitan Green Belt, Slough Borough Core Strategy.





## Planning

Strategic Gap between Slough and Greater London. Adjacent to Hillingdon Borough declared Air Quality Management Area (AQMA)

The site falls within the Green Belt as designated in the Slough Core Strategy. The site comprises an approximately 58.5 hectare irregularly shaped plot, located to the south of the M4 and falling within the jurisdiction of Slough Borough Council. Planning consent was refused in 1999 and again in 2010 for a large intermodal terminal capable of handling up to 20 trains per day. The scheme incorporated rail improvements at West Drayton and on the Great Western Mainline. The proposals were refused on the basis of inappropriate development within the Green Belt. There was significant concern over traffic the proposed development would generate on the Colnbrook By Pass, considered to be at capacity, along with the detriment to air quality. The location is in close proximity to the south-western Hillingdon borough boundary, an area that has already been declared as an Air Quality Management Area (AQMA) due to exceedances of the annual mean nitrogen dioxide objective. This southern half of the AQMA is particularly badly impacted by emissions associated with the operation of Heathrow Airport, the M4, the A4 and the M25.


<b>Landscape/Visual</b>	Arable/scrub land. Situated between A4 to south and M4 Motorway to north. Iver South Sewerage Treatment Works to north east, with Orlitts Lakes/Colnbrook Water bordering the site to the east.
<b>Agricultural Classification</b>	Grade 3 (western section non-agricultural)
<b>Environmental</b>	Arable/Scrub Land
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Significant site, enabling potential low density solution.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Laleham electricity substations, Main backbone fibre along Great western Rail Line.
<b>Assessment</b>	<p><b><u>Summary:</u></b></p> <p>Significant site within Slough availability zone and in close proximity to Slough Trading Estate. Size of site would provide opportunity to deliver lower density solution. However alternative solution to diesel back up generators would be required to meet AQMA requirements. Owners however keen to pursue comprehensive redevelopment of site to create intermodal terminal capable of handling up to 20 trains per day and not prepared to dispose of part of site which may affect long term strategy .</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> </ul>

	<ul style="list-style-type: none"> <li>• Part of plan to create future intermodal terminal capable of handling up to 20 trains per day.</li> <li>• Within AQMA designated area.</li> <li>• Will not meet designated timescales, whilst current owners seek planning consent for intermodal terminal.</li> </ul>
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**Site 25 – Title: NGL160680**

**Address:** Crowne Plaza Hotel, Stockley Road UB7 9NA

**Plot Size:** 40.78 acres

<b>Site Considerations</b>	
<b>Green Belt Assessment</b>	Green Belt, Metropolitan Open Land.
	
<b>Planning</b>	The site is within the Green Belt and the Heathrow North Opportunity area and is built upon potentially contaminated land (LBH Planning Officer Report). LBH Policy to protect the character and appearance of the area in accordance with Policies

	DMHB 11 and DMHB 21 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)
<b>Landscape/Visual</b>	Southern part of the site occupied by Crowne Plaza Hotel, comprising a 5/6 storey building, with associated car parking and landscaping. The northern section comprises metropolitan open space with some tree cover. To the north of this is the open storage area off Stockley Farm Road. To the west is the residential area off Sipson Road/Cherry Lane. Whilst to the east is Stockley Road with the Cherry Lane Cemetery and metropolitan open space beyond that.
<b>Agricultural Classification</b>	Urban
<b>Environmental</b>	Understood to historically been used for gravel extraction/land fill.
<b>Suitability of Site (size/configuration/topography/adjacent occupiers/proximity to residential)</b>	Suitable sized site, larger area would help reduce massing/visual impact on surrounding land.
<b>Access to Power &amp; Fibre</b>	Reasonable access to both Iver and Haleham electricity substations, Main backbone fibre along Great western Rail Line, to north.
<b>Assessment</b>	<p><b>Summary:</b></p> <p>Currently designated as Green Belt, with operational Hotel. Whilst the location is not identified as a Hotel Growth location, within Hillingdon Borough's Hillingdon Employment Land and Capacity Study (Avison Young) Study prepared as part of the 2023 Local Plan Review. The location has also not been identified within the document as part of the Cluster B: Hayes Corridor, for greater intensification of use to meet the shortfall in Employment Land Identified in the study. Other Heathrow Hotel sites have been</p>

	<p>identified but not included in the study, suggesting the HBC do not wish to see a reallocation of this site.</p> <p>The study does identify Data Centres as a source of demand for Employment Land (Typology D – Standalone Data Centres) but does not identify suitable locations and viability. However, in seeking solutions to the employment land shortage, the study does propose; <i>Releasing greenbelt land from policy constraints (e.g. Green Belt)</i>. 8.26 Employment Land and Capacity Study (Avison Young), as part of a number of measure.</p> <p>Whilst there may be a prospect of bringing forward the land, there is likely to be resistance to the loss of strategic Hotels servicing Heathrow. If undertaken through the Local Plan framework, this will be outside the proposed timescales. Furthermore, there are currently 4 leasehold titles across the site, which will need to be extinguished, one of these titles is the operational lease on the Hotel itself. Whilst the site could potentially be an alternatively suitable site, it is unable to meet defined timescales.</p> <p><b><u>Qualitative Assessment:</u></b></p> <p><b>Not Suitable Alternative Site</b></p> <p><b><u>Reasons:</u></b></p> <ul style="list-style-type: none"> <li>• <b>Land not currently available and would require speculative approach to entice current owners to agree a sale.</b></li> <li>• <b>Operational Hotel with 4 leasehold titles which would need to be extinguished to secure vacant possession.</b></li> </ul>
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	<ul style="list-style-type: none"><li>• <b>Planning consent is likely to require site to be brought forward through the local plan for re allocation of use and removed from Green Belt status.</b></li><li>• <b>Will will not meet necessary timescales as a result of current occupation, leasehold titles and planning process.</b></li></ul>
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## SECTION 5 CONCLUSIONS

- 5.1. The ASA through an extensive and robust process of research and analysis, using existing evidence-based studies demonstrates that there is a significant shortfall in the supply of data centres and a battery energy storage site, in the period 2027 - 2029 to meet the demand from the major Cloud Provider, within the Slough Availability Zone, the most significant data centre location in the UK. The criticality of these types of buildings to the digital age and the potential impact at both National and local levels, is outlined in the report.
- 5.2. This study confirms that the rationale for bringing forward the application site is compelling. However, given the location of the site within the Green Belt, it is necessary to examine whether there are other available and suitable alternative sites to accommodate the proposed development.
- 5.3. As part of the examination, the study reviewed 1957 individual ownership titles/sites within the defined search area based on the technical limits of locating the proposed data centre and BESS, with dual electrical power supplies from both Iver and Laleham Electricity Substations.
- 5.4. A detailed analysis of these titles/sites was undertaken, initially discounting those sites that did not meet the minimum criteria, then through two further stages of analysis, to generate a shortlist under which the Qualitative Assessment was undertaken. Of the 30 sites identified in Stage 3, this is reduced to 24 locations in Stage 4, on which the Qualitative Assessment has been undertaken, on the basis that where adjacent sites are considered together in particular where site assembly may deliver a suitable Alternative Site, in contrast to the sites being considered in isolation.
- 5.5. These sites although held under separate titles, are within the same ultimate ownership, easing the potential delivery of the site.
- 5.6. These sites could potentially provide suitable Alternative Sites at this stage. However, following the Qualitative Assessment, it was identified that these sites, whilst potentially offering an alternative, were neither comparable, or as required under the ASA, offered a better solution. This was either through the inability to deliver a site capable of facilitating the proposed development due to timing (through, necessary infrastructure works), the ability to gain vacant possession/potential delays in acquiring the site, on the basis it was not currently available or due to technical constraints in siting the proposed development, in particular the BESS in that location.



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- 5.7 As a consequence, it can be concluded that from the comprehensive review of sites within the ASA search area, and the rigorous analysis undertaken through the various stages of the ASA, that there isn't a suitable alternative that can provide a better solution, that the current proposed site.



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## APPENDIX I: Long/Master List of Potential Sites



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## APPENDIX II: Stage 2 Schedule of Sites



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## APPENDIX III: Stage 3 Schedule of Sites

## STAGE 1 (Identification of Long List &amp; Essential Operational Criteria)

TITLE	ADDRESS	TOWN	POSTCODE	OWNER	ACREAGE	COMMENTS	RAG SCORE
AGL422606	ARUNDEL ROAD ELECTRICITY SUB STATION NORTH OF	UXBRIDGE	UB8 2GA	AVIVA INSURANCE LTD	7.18	Too Small Would require surrender of existing leases	
AGL294458	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	GLASGOW CITY COUNCIL	5.55	Too Small Includes Royal Mail Sorting Facility	
AGL49469	IVER LANE 3RD YARD ON RHS	UXBRIDGE	UB8 2JG	TRADE SALE LTD	19.23	In River Colne Flood Plain. Part of larger site straddling Wallingford Road, possibility of larger site assembly	
AGL119955	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	PJN PROPERTIES LIMITED	4.21	In River Colne Flood Plain. Could be combined with above site (but large number of leases to extinguish)	
NGL283313	LONGBRIDGE WAY 10	UXBRIDGE	UB8 2YG	REDWOOD (LIGHT INDUSTRIAL) PROPCO S.A.R.L	2.89	In River Colne Flood plain with numerous individual leased units	
AGL59288	HIGH STREET COWLEY BUSINESS PARK	UXBRIDGE	UB8 2AD	MONSTER ENERGY UK LIMITED	1.8	Part of Office campus with buildings in separate ownership	
NGL284682	ESKDALE ROAD AMENITY LAND	UXBRIDGE	UB8 2RT	SUNFLOWER INDUSTRIAL PROPERTY NOMINEE 2	3.53	In River Colne Flood Plain. Could form part of site assembly (but large number of leases to extinguish)	
AGL164435	WALLINGFORD ROAD 47	UXBRIDGE	UB8 2RW	TRADE SALE LTD	4.74	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
NGL406549	IVER LANE BRIDGE WORKS	UXBRIDGE	UB8 2JG	O'HARA TRANSPORT LIMITED	2.2	In River Colne Flood Plain. Could form part of site assembly but total site too small	
NGL112650	COWLEY MILL ROAD (INCL 1ST FLR 4) 3 BROOK BUSINE	UXBRIDGE	UB8 2FX	RANOLA PROPERTIES LIMITED	2.01	In River Colne Flood Plain. Could form part of site assembly but total site too small	
AGL239352	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	MOBILITAS S.A.	1.18	In River Colne Flood Plain. Site too small	
AGL135079	WALLINGFORD ROAD D S SMITH	UXBRIDGE	UB8 2SR	TRADE SALE LTD	0.45	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
NGL527110	TRADE CITY BUSINESS PARK ACCESS ROAD ELECTRIC	UXBRIDGE	UB8 9XR	ROYAL MAIL GROUP LIMITED	2.27	In River Colne Flood Plain. Site too small	
AGL341352	IVER LANE BRIDGE WORKS	UXBRIDGE	UB8 2JF	G.A. WOOD & CO. LIMITED	2.65	In River Colne Flood Plain. Same ownership as Title No.NGL406549. Could form part of site assembly but total site too small	
AGL119954	WALLINGFORD ROAD FLASH FILM TRANSPORT LTD	UXBRIDGE	UB8 2XS	TRADE SALE LTD	0.69	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
AGL162524	ARUNDEL ROAD TOZERPLAN HOUSE	UXBRIDGE	UB8 2RP	TOZERPLAN PROPERTIES LIMITED	1.07	In River Colne Flood Plain. Site too small	
AGL34432	HIGH STREET COWLEY BUSINESS PARK	UXBRIDGE	UB8 2AD	HENRY BOOT DEVELOPMENTS LIMITED	1.55	In River Colne Flood Plain. Office building on office park in single ownership. Site too small	
AGL318646	WALLINGFORD ROAD BYRON HOUSE	UXBRIDGE	UB8 2RW	TRADE SALE LTD	5.22	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
MX254837	ESKDALE ROAD ALUMINIUM FABRICATIONS	UXBRIDGE	UB8 2RT	GLOBE EXHIBITIONS LIMITED	1.66	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly	
AGL112463	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN	LAMPCO MANAGEMENT LIMITED	0.17	In River Colne Flood Plain. Site too small	
NGL406413	WALLINGFORD ROAD GRANVILLE HOUSE	UXBRIDGE	UB8 2RW	KUDOS 1430 LIMITED	0.52	In River Colne Flood Plain. Site too small	
MX131549	ASHLEY ROAD ASHLEY HOUSE	UXBRIDGE	UB8 2GA	LAVENYR PROPERTY COMPANY LIMITED	0.72	In River Colne Flood Plain. Site too small	
MX316642	ASHLEY ROAD AMERY CONSTRUCTION LIMITED	UXBRIDGE	UB8 2GA	ASHLEY INDUSTRIAL PROPERTIES LIMITED	0.39	In River Colne Flood Plain. Same ownership as Title No. NGL406549. Could form part of site assembly but total site too small	
MX230899	ESKDALE ROAD CHARTRIDGE DEVELOPMENT	UXBRIDGE	UB8 2RT	METRO ENGINEERING AND PLATING WORKS LIM	0.36	In River Colne Flood Plain. Site too small	
AGL212022	COWLEY MILL ROAD DRIVING TEST CENTRE UNIT 7	UXBRIDGE	UB8 2DB	CHRISTIAN VISION	1.65	In River Colne Flood Plain. Site too small	
AGL56125	ESKDALE ROAD MITIE HOUSE	UXBRIDGE	UB8 2RT	DO WELL ENTERPRISES (UK) LIMITED	0.05	In River Colne Flood Plain. Site too small	
AGL6133	COWLEY MILL ROAD 1ST FLR BOARD ROOM	UXBRIDGE	UB8 2QE	RANOLA PROPERTIES LIMITED	0.9	In River Colne Flood Plain. Same ownership as Title No.NGL112650.Could form part of site assembly but total site too small	
MX362826	ESKDALE ROAD LUIGONG MACHINERY (UK) LIMITED	UXBRIDGE	UB8 2RT	ASHLEY INDUSTRIAL PROPERTIES LIMITED	1.29	In River Colne Flood Plain. Same ownership as Title No. AGL112463. Could form part of site assembly but total site too small	
AGL52456	ESKDALE ROAD CARLETON HOUSE, 549	UXBRIDGE	UB8 2RT	S.J.W. MAINTENANCE LIMITED	0.03	In River Colne Flood Plain. Site too small	
AGL248581	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	KDL MEDICAL LIMITED	0.11	In River Colne Flood Plain. Site too small	
AGL215475	ARUNDEL ROAD HAMILTON HOUSE	UXBRIDGE	UB8 2RR		0.24	In River Colne Flood Plain. Site too small	
AGL25009	ESKDALE ROAD CHARTRIDGE DEVELOPMENT	UXBRIDGE	UB8 2RT	NASMYTH ENTERPRISES LIMITED	0.12	In River Colne Flood Plain. Site too small	
MX266727	ESKDALE ROAD UNIT 3A	UXBRIDGE	UB8 2RT		0.17	In River Colne Flood Plain. Site too small	
MX244433	ESKDALE ROAD A D WILLIAMS LIMITED	UXBRIDGE	UB8 2RT	PJN PROPERTIES LIMITED	0.41	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly	
AGL344035	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	ROWANMOOR TRUSTEES LIMITED	0.05	In River Colne Flood Plain. Site too small	
AGL71113	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.06	In River Colne Flood Plain. Site too small	
AGL182612	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS		0.11	In River Colne Flood Plain. Site too small	
AGL520135	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	E. MILLS AND SON (LINOLEUM) LIMITED	0.09	In River Colne Flood Plain. Site too small	
AGL255655	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB		0.14	In River Colne Flood Plain. Site too small	
AGL280356	COWLEY MILL ROAD GND FLR UNIT 9	UXBRIDGE	UB8 2DB	GVE LONDON LIMITED	0.11	In River Colne Flood Plain. Site too small	
AGL27286	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN	MAGGI FOODS LIMITED	0.06	In River Colne Flood Plain. Site too small	
AGL104482	ARUNDEL ROAD M.E.T.T.S COMMERCIAL VEHICLE REP	UXBRIDGE	UB8 2RP		0.24	In River Colne Flood Plain. Site too small	
AGL362831	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	SUNRISE DEVELOPERS LIMITED	0.09	In River Colne Flood Plain. Site too small	
AGL475059	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	MATISSA LIMITED	0.05	In River Colne Flood Plain. Site too small	
AGL223289	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	THAMES MATERIALS LIMITED	0.1	In River Colne Flood Plain. Site too small	
AGL19221	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.05	In River Colne Flood Plain. Site too small	
AGL136159	WALLINGFORD ROAD 53	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.28	In River Colne Flood Plain. Same ownership as Title No.AGL49469. above Could form part of site assembly	
MX265417	ASHLEY ROAD ASHLEY WORKS	UXBRIDGE	UB8 2SQ	ASHLEY INDUSTRIAL PROPERTIES LIMITED	0.83	In River Colne Flood Plain. Same ownership as Title No. MX131549. Could form part of site assembly but total site too small	
MX236649	ESKDALE ROAD UNIT B	UXBRIDGE	UB8 2RT	PJN PROPERTIES LIMITED	0.27	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly	
AGL107473	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.05	In River Colne Flood Plain. Site too small	
AGL512361	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	E.P.T.G LIMITED	0.08	In River Colne Flood Plain. Site too small	
AGL515775	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS		0.07	In River Colne Flood Plain. Site too small	

AGL53530	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	WITNEYS ESTATES LIMITED	0.06	In River Colne Flood Plain. Site too small
AGL248391	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	SIPPDEAL TRUSTEES LIMITED	0.11	In River Colne Flood Plain. Site too small
AGL102823	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN	PEERLESS HOLDINGS LIMITED	0.07	In River Colne Flood Plain. Site too small
AGL21593	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.05	In River Colne Flood Plain. Site too small
AGL505735	ARUNDEL ROAD ELECTRICITY SUB STATION 26M FROM	UXBRIDGE	UB8 2JX	ENERGY LIGHT BULBS LIMITED	0.26	In River Colne Flood Plain. Site too small
AGL86251	ESKDALE ROAD CHARTRIDGE DEVELOPMENT	UXBRIDGE	UB8 2RT	RITZY LIMITED	0.15	In River Colne Flood Plain. Site too small
AGL267590	WALLINGFORD ROAD BRIDGE HOUSE	UXBRIDGE	UB8 2RW	VALLEY BLINDS AND TILES (ASSETS) LIMITED	0.1	In River Colne Flood Plain. Site too small
AGL604332	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN	ARUNDEL LAND LIMITED	0.19	In River Colne Flood Plain. Could form part of site assembly but total too small
AGL17647	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.05	In River Colne Flood Plain. Site too small
AGL66044	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN	HERITAGE TRUSTEES LTD	0.02	In River Colne Flood Plain. Site too small
AGL16810	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.05	In River Colne Flood Plain. Site too small
AGL19468	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.02	In River Colne Flood Plain. Site too small
AGL282119	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	SILENT MEDIA LIMITED	0.09	In River Colne Flood Plain. Site too small
AGL302735	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	CASTLELINE DEVELOPMENTS LIMITED	0.09	In River Colne Flood Plain. Site too small
AGL232812	WALLINGFORD ROAD UNION BUILDINGS	UXBRIDGE	UB8 2FR	GILBERT LAURENCE LIMITED	0.13	In River Colne Flood Plain. Site too small
AGL160558	WALLINGFORD ROAD QUELCH ENGINEERING (SOUTH)	UXBRIDGE	UB8 2RW	PAL TRUSTEES LIMITED	0.17	In River Colne Flood Plain. Site too small
AGL203874	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS		0.23	In River Colne Flood Plain. Site too small
NGL561263	ESKDALE ROAD BERKLEY ENGINEERING COMPANY 3B	UXBRIDGE	UB8 2RT		0.25	In River Colne Flood Plain. Site too small
MX451613	ESKDALE ROAD 3	UXBRIDGE	UB8 2RT	LAMA LIMITED	0.07	In River Colne Flood Plain. Same ownership as Title No. MX131549. Could form part of site assembly but total site too small
AGL246709	ARUNDEL ROAD UNIT 2	UXBRIDGE	UB8 2RP	LYNX MAINTENANCE LIMITED	0.07	In River Colne Flood Plain. Site too small
AGL274276	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB		0.05	In River Colne Flood Plain. Site too small
AGL154954	ARUNDEL ROAD UNIT 3	UXBRIDGE	UB8 2RP	ELECTRONIC BUSINESS MACHINES LIMITED	0.08	In River Colne Flood Plain. Site too small
AGL322191	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	SAGA JAPANESE RESTAURANT LIMITED	0.05	In River Colne Flood Plain. Site too small
AGL83441	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN		0.05	In River Colne Flood Plain. Site too small
AGL604331	ARUNDEL ROAD CHILTERN BUSINESS VILLAGE	UXBRIDGE	UB8 2SN	ARUNDEL LAND LIMITED	0.52	In River Colne Flood Plain. Same ownership as Title No. AGL604332. above Could form part of site assembly but total too small
AGL516819	ESKDALE ROAD UNIT 2	UXBRIDGE	UB8 2RT	LAMA LIMITED	0.13	In River Colne Flood Plain. Same ownership as Title No. MX131549. Could form part of site assembly but total site too small
AGL255012	WALLINGFORD ROAD 8	UXBRIDGE	UB8 2FR		0.07	In River Colne Flood Plain. Site too small
AGL307161	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB	THE USB GROUP LIMITED	0.05	In River Colne Flood Plain. Site too small
NGL561685	ESKDALE ROAD 3C	UXBRIDGE	UB8 2RT	INPLAS FABRICATIONS LIMITED	0.15	In River Colne Flood Plain. Site too small
AGL281802	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB		0.05	In River Colne Flood Plain. Site too small
AGL220537	WALLINGFORD ROAD UNION BUILDINGS	UXBRIDGE	UB8 2FR	EURO PROPERTY GROUP LIMITED	0.06	In River Colne Flood Plain. Site too small
AGL233628	WALLINGFORD ROAD UNION BUILDINGS	UXBRIDGE	UB8 2FR	ENERGY LIGHT BULBS LIMITED	0.06	In River Colne Flood Plain. Same ownership as Title No. AGL505735. Could form part of site assembly but total site too small
NGL495901	LONGBRIDGE WAY 12	UXBRIDGE	UB8 2YT		0.04	In River Colne Flood Plain. Site too small
NGL489685	LONGBRIDGE WAY 10	UXBRIDGE	UB8 2YT		0.04	In River Colne Flood Plain. Site too small
NGL484529	LONGBRIDGE WAY 3 MIDAS INDUSTRIAL ESTATE	UXBRIDGE	UB8 2YT		0.04	In River Colne Flood Plain. Site too small
NGL494482	LONGBRIDGE WAY 5	UXBRIDGE	UB8 2YT		0.04	In River Colne Flood Plain. Site too small
NGL484530	LONGBRIDGE WAY 4	UXBRIDGE	UB8 2YT	LOUIS SCOT PROPERTY LIMITED	0.04	In River Colne Flood Plain. Site too small
NGL488012	LONGBRIDGE WAY 7	UXBRIDGE	UB8 2YT		0.04	In River Colne Flood Plain. Site too small
AGL29565	LONGBRIDGE WAY 6	UXBRIDGE	UB8 2YT	J AND J PREPARATIONS LIMITED	0.04	In River Colne Flood Plain. Site too small
NGL483565	LONGBRIDGE WAY 8	UXBRIDGE	UB8 2YT		0.04	In River Colne Flood Plain. Site too small
NGL496548	LONGBRIDGE WAY 11	UXBRIDGE	UB8 2YT	TILEHOUSE PROPERTIES LIMITED	0.04	In River Colne Flood Plain. Site too small
MX304286	ASHLEY ROAD RIGHT CHOICE SCAFFOLDING LIMITED	UXBRIDGE	UB8 2RT	ASHLEY INDUSTRIAL PROPERTIES LIMITED	0.3	In River Colne Flood Plain. Same ownership as Title No. MX131549. Could form part of site assembly but total site too small
NGL483566	LONGBRIDGE WAY 9	UXBRIDGE	UB8 2YT	BRANDONFIELD PROPERTY COMPANY LIMITED	0.04	In River Colne Flood Plain. Site too small
MX204710	LONGBRIDGE WAY 1	UXBRIDGE	UB8 2YT		0.29	In River Colne Flood Plain. Site too small
NGL486421	LONGBRIDGE WAY 2 MIDAS INDUSTRIAL ESTATE	UXBRIDGE	UB8 2YT		0.03	In River Colne Flood Plain. Site too small
AGL52455		UXBRIDGE		GARCHA CORPORATION LIMITED	0.03	In River Colne Flood Plain. Site too small
AGL285898	COWLEY MILL ROAD TRADE CITY BUSINESS PARK	UXBRIDGE	UB8 2DB		0.05	In River Colne Flood Plain. Site too small
MX279066	COWLEY MILL ROAD GARDEN LAND, 32	UXBRIDGE	UB8 2OD	THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Pumping Station
AGL287251	ARUNDEL ROAD FINECRAFT ENGINEERING LTD	UXBRIDGE	UB8 2RP	ENERGY LIGHT BULBS LIMITED	0.24	In River Colne Flood Plain. Same ownership as Title No. AGL505735. Could form part of site assembly but total site too small
NGL3988	COWLEY MILL ROAD 41	UXBRIDGE	UB8 2OE		0.03	In River Colne Flood Plain. Site too small
AGL9924		UXBRIDGE		DHANSH UK LIMITED	0.01	In River Colne Flood Plain. Site too small
NGL396169		UXBRIDGE		OHARA TRANSPORT LIMITED	0.03	In River Colne Flood Plain. Same ownership as Title No. NGL406549. above Could form part of site assembly but total site too small
NGL131376		UXBRIDGE			0.02	In River Colne Flood Plain. Site too small
MX123184		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Not possible to identify but too small
AGL99298		UXBRIDGE			0.02	In River Colne Flood Plain. Site too small
AGL10078		UXBRIDGE			0.04	In River Colne Flood Plain. Site too small
MX439123		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	In River Colne Flood Plain. Site too small
AGL26052		UXBRIDGE		REDWOOD (LIGHT INDUSTRIAL) PROPCO S.A.R.L.	0.92	In River Colne Flood Plain. Site too small
AGL149874	TRADE CITY BUSINESS PARK ACCESS ROAD ELECTRIC	UXBRIDGE	UB8 2OD	KIER PROPERTY DEVELOPMENTS LIMITED	1.86	In River Colne Flood Plain. site too small
MX241429		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.05	Not Possible to identify but too small
MX191777	LONGBRIDGE WAY MIDAS INDUSTRIAL ESTATE	UXBRIDGE	UB8 2YT	MIDAS ESTATES (UXBRIDGE) LIMITED	0.34	In River Colne Flood Plain. Site too small
NGL522233	COWLEY MILL ROAD 53	UXBRIDGE	UB8 2OE	ST ERMINS PROPERTY COMPANY LIMITED	0.05	In River Colne Flood Plain. Site too small
AGL41954	ESKDALE ROAD PROGRESS HOUSE	UXBRIDGE	UB8 2RT		0.2	In River Colne Flood Plain. Site too small
AGL7375	WALLINGFORD ROAD AV HOUSE	UXBRIDGE	UB8 2RW		0.06	In River Colne Flood Plain. Site too small
AGL171865	ARUNDEL ROAD AFFINITY POINT	UXBRIDGE	UB8 2RR	NSS TRUSTEES LIMITED	0.25	In River Colne Flood Plain. Site too small
NGL498367		UXBRIDGE		CATERING HYGIENE SPECIALISTS LIMITED	0.04	In River Colne Flood Plain. Site too small
NGL9104	HILTON CLOSE 1	UXBRIDGE	UB8 2QJ	THE MAYOR AND BURGESSES OF THE LONDON B	1.03	Residential
AGL55320	HIGH STREET COWLEY BUSINESS PARK	UXBRIDGE	UB8 2AD	OTTER ESTATES LIMITED	0.85	In River Colne Flood Plain. Could form part of site assembly but too small
AGL199128	COWLEY MILL ROAD 48	UXBRIDGE	UB8 2OE	THE MAYOR AND BURGESSES OF THE LONDON B	0.05	Residential
MX455617		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0	Residential
AGL117361		UXBRIDGE		FREMAN AND CO LIMITED	0.08	In River Colne Flood Plain. Site too small
MX274924		UXBRIDGE			0.14	In River Colne Flood Plain. Site too small
AGL103011		UXBRIDGE			0.08	In River Colne Flood Plain. Site too small
AGL119956	ARUNDEL ROAD ELECTRICITY SUB STATION 57M FROM	UXBRIDGE	UB8 2SR	RIVERSIDE PROPERTY INVESTMENTS LIMITED	0.02	In River Colne Flood Plain. Site too small
MX431462		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.03	Not possible to identify. Too small

AGL50843		UXBRIDGE			0.02	In River Colne Flood Plain. Site too small	
MX214792		UXBRIDGE		J STODDART (CONSTRUCTION) LIMITED	0.69	In River Colne Flood Plain. Site too small	
NLG2092		UXBRIDGE			0.02	In River Colne Flood Plain. Site too small	
MX266721	ASHLEY ROAD POST BOX 19M FROM TEC LINE LTD. AS	UXBRIDGE	UB8 2GA	ASHLEY INDUSTRIAL PROPERTIES LIMITED	0.26	In River Colne Flood Plain. Same ownership as Title No.MX131549. Could form part of site assembly but total site too small	
AGL471178		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.09	Not possible to identify. Too small	
AGL116398		UXBRIDGE			0.15	In River Colne Flood Plain. Site too small	
AGL99820	WALLINGFORD ROAD RIDGEWAY WORKS	UXBRIDGE	UB8 2XP		0.08	In River Colne Flood Plain. Site too small	
AGL88140	ESKDALE ROAD BURKARD SCIENTIFIC (SALES) LIMITED	UXBRIDGE	UB8 2RT	GARCHA CORPORATION LIMITED	0.08	In River Colne Flood Plain. Site too small	
AGL258837	WALLINGFORD ROAD MARSH PLANT HIRE LTD	UXBRIDGE	UB8 2SS	TRADE SALE LTD	0.45	In River Colne Flood Plain. Same ownership as Title No.AGL49469. above Could form part of site assembly	
MX450417		UXBRIDGE			0.04	In River Colne Flood Plain. Site too small	
NLG2246	COWLEY MILL ROAD 40	UXBRIDGE	UB8 20E		0.03	In River Colne Flood Plain. Site too small	
AGL203062		UXBRIDGE		TRADE SALE LTD	0.02	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
AGL143746	IVER LANE POST BOX 70M FROM PONDEROSA, OLD MI	UXBRIDGE	UB8 2JH	TRADE SALE LTD	0.2	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
MX46508	COWLEY MILL ROAD 44	UXBRIDGE	UB8 20E	THE MAYOR AND BURGESSES OF THE LONDON B	0.1	Residential	
AGL151951	ARUNDEL ROAD GRAPHICS HOUSE	UXBRIDGE	UB8 2JX	TOZERPLAN PROPERTIES UXBRIDGE LIMITED	0.24	In River Colne Flood Plain. Same ownership as Title No. AGL162524. could form part of site assembly but total site too small	
MX298487	WALLINGFORD ROAD AV HOUSE	UXBRIDGE	UB8 2RW	ELLUM HOUSE FREEHOLD LTD	0.41	In River Colne Flood Plain. Site too small	
MX265787		UXBRIDGE		LAMA LIMITED	0.02	In River Colne Flood Plain. Same ownership as Title No. AGL516819. Could form part of site assembly but total site too small	
AGL558423		UXBRIDGE		G M TREBLE HOLDINGS LIMITED	0.05	In River Colne Flood Plain. Site too small	
AGL9416		UXBRIDGE			0.07	In River Colne Flood Plain. Site too small	
AGL167500		UXBRIDGE		CANAL AND RIVER TRUST	2.14	Waterway	
AGL60617		UXBRIDGE		TRADE SALE LTD	0.25	In River Colne Flood Plain. Same ownership as Title No.AGL49469. above Could form part of site assembly	
AGL167574	IVER LANE COWLEY NORTH TOWPATH	UXBRIDGE	UB8 25T	CANAL AND RIVER TRUST	3.12	Waterway	
AGL258456	WALLINGFORD ROAD UNION BUILDINGS	UXBRIDGE	UB8 2FR	E P T G LIMITED	0.06	In River Colne Flood Plain. Site too small	
MX407859		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.03	Not possible to identify. Too small	
MX266078	COWLEY MILL ROAD THE BUNGALOW	UXBRIDGE	UB8 2UZ		0.19	In River Colne Flood Plain. Site too small	
AGL140554		UXBRIDGE		TRADE SALE LTD	0.3	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
AGL162683		UXBRIDGE		UXBRIDGE WASTE CENTRE LIMITED	0.51	In River Colne Flood Plain. Site too small	
AGL1475	COWLEY MILL ROAD 46	UXBRIDGE	UB8 20E		0.05	In River Colne Flood Plain. Site too small	
NLG393197		UXBRIDGE			0.16	In River Colne Flood Plain. Site too small	
AGL40194		UXBRIDGE		BAM CONSTRUCTION LIMITED	0.11	In River Colne Flood Plain. Site too small	
AGL167636		UXBRIDGE		CANAL AND RIVER TRUST	0.28	Waterway	
AGL437137		UXBRIDGE		ACACIA PROPERTY HOLDINGS LIMITED	0.04	In River Colne Flood Plain. Site too small	
AGL138022		UXBRIDGE			0.24	In River Colne Flood Plain. Site too small	
AGL168035	WALLINGFORD ROAD UNION BUILDINGS	UXBRIDGE	UB8 2FR	GRAND UNION PROPERTIES LIMITED	0.12	In River Colne Flood Plain. Site too small	
AGL214002	COWLEY MILL ROAD FRAYS MILL WORKS	UXBRIDGE	UB8 2AF	THE MAYOR AND BURGESSES OF THE LONDON B	0.07	Not possible to identify. Too small	
MX348776		UXBRIDGE		ASHLEY INDUSTRIAL PROPERTIES LIMITED	0.03	In River Colne Flood Plain. Same ownership as Title No. MX131549. Could form part of site assembly but total site too small	
NLG283314	ESKDALE ROAD AMINITY LAND	UXBRIDGE	UB8 2YG	REDWOOD (LIGHT INDUSTRIAL) PROPCO S.A.R.L	0.48	In River Colne Flood Plain. Site too small	
MX106485	HILTON CLOSE ELECTRICITY SUB STATION SOUTH	UXBRIDGE	UB8 20E	SSE SERVICES PLC	0.03	In River Colne Flood Plain. Site too small	
AGL199186	WALLINGFORD ROAD LAND AT	UXBRIDGE	UB8 1ZZ	THE MAYOR AND BURGESSES OF THE LONDON B	0.19	Residential	
NLG479627	COWLEY MILL ROAD 49	UXBRIDGE	UB8 20E		0.05	In River Colne Flood Plain. Site too small	
MX255581		UXBRIDGE		NASMYTH ENTERPRISES LIMITED	0.14	In River Colne Flood Plain. Could form part of site assembly but total site too small	
AGL62778		UXBRIDGE		UXBRIDGE BUSINESS PARK MANAGEMENT LIMITED	0.46	In River Colne Flood Plain. Same ownership as Title No. AGL199128. above Could form part of site assembly but too small	
AGL131533	WALLINGFORD ROAD L H T ANODISERS	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.15	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
AGL133815	WALLINGFORD ROAD MCH COACHWORKS	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.49	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly	
AGL60552	HIGH STREET COWLEY BUSINESS PARK	UXBRIDGE	UB8 2AD	BALTIC INVESTMENTS LIMITED	0.83	In River Colne Flood Plain. Single office building Site too small	
MX266736		UXBRIDGE		NASMYTH ENTERPRISES LIMITED	0.01	In River Colne Flood Plain. Same ownership as Title No. AGL199128. above Could form part of site assembly but total site too small	
NLG473677	IVER LANE BRIDGE WORKS	UXBRIDGE	UB8 2JD	OHARA TRANSPORT LIMITED	0.02	In River Colne Flood Plain. Same ownership as Title No. NLG406549. above Could form part of site assembly but total site too small	
AGL26172	HIGH STREET COWLEY BUSINESS PARK	UXBRIDGE	UB8 2AL	CAPPARD ESTATES (TV) LIMITED	1.39	In River Colne Flood Plain. Single office building Site too small	
NLG523076		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Not possible to identify. Too small	
AGL568203		UXBRIDGE		THAMES WATER UTILITIES LIMITED	2.49	Utility	
AGL53434		UXBRIDGE		NANOOKKEY LIMITED	0.05	In River Colne Flood Plain. Site too small	
NLG443727	COWLEY MILL ROAD 47	UXBRIDGE	UB8 20E		0.05	In River Colne Flood Plain. Site too small	
MX251026		UXBRIDGE		UXPROP LIMITED	0.02	In River Colne Flood Plain. Site too small	
AGL45958	HIGH STREET COWLEY BUSINESS PARK	UXBRIDGE	UB8 2AD	OTTER ESTATES LIMITED	1.61	In River Colne Flood Plain. Same ownership as Title No. AGL199128. above Could form part of site assembly but too small	
AGL342168	IVER LANE CANAL BRIDGE 188	UXBRIDGE	UB8 2JE	CANAL AND RIVER TRUST	3.23	Waterway/Grand Union Canal	
NLG86028	COWLEY MILL ROAD GRIDDLE COURT, 54	UXBRIDGE	UB8 20E	SHEPHERDS BUSH HOUSING ASSOCIATION LIMITED	0.18	Residential	
MX79283	HILTON CLOSE 31	UXBRIDGE	UB8 20J	THE MAYOR AND BURGESSES OF THE LONDON B	0.45	Residential	
NLG523878	LONGBRIDGE WAY COLNE LODGE	UXBRIDGE	UB8 2UZ		0.27	Residential	
BM205599		IVER		IVER PARISH COUNCIL	0.72	Residential	
BM52298	PALMERS MOOR LANE PALMERS MOOR COTTAGE	IVER	SLO 9LG		0.09	Too small	
BM152504	SLOUGH ROAD MANSFIELD LODGE	IVER	SLO 0EB		0.26	Too small	
BM77612		IVER		JAYFLEX CONSTRUCTION LIMITED	1.92	Residential	
BM82130	PALMERS MOOR LANE TWO THE COTTAGES	IVER	SLO 9LG		0.08	Too small	
BM60872	PALMERS MOOR LANE COLNE COTTAGE, 1	IVER	SLO 9LG		0.05	Too small	
BM410552	PALMERS MOOR LANE PALMERS MOOR HOUSE	IVER	SLO 9LG		0.97	Too small	
BM395014	LAND ON THE NORTH WEST SIDE OF IVER LANE	IVER	SLO 9LG		14.36	Woodlands Park Landfill Site - Data Centre planning application refused	
BM64282		IVER		NATIONAL HIGHWAYS LIMITED	0.26	National Highway	
BM42377		IVER	SLO 9LF	BUCKINGHAMSHIRE COUNCIL	4.73	Too small	
BM220059	SLOUGH ROAD LAND BETWEEN RIVER COLNE AND UX	IVER HEATH	UB8 2RT	ELDEMIRE CO. INC	39.36	Land to north of Woodlands Park Landfill Site, see planning application for data centre development	
BM321276		IVER			1.22	Too small	
BM287636		IVER			1.33	Too small	
BM360704	PALMERS MOOR LANE PALMERS MOOR FARM	IVER	SLO 9LG		0.31	Too small	
BM251878	WOODLANDS PARK PALMERS MOOR LANE, IVER SLO 9	IVER	SLO 9LG	WOODLANDS PARK PROPERTY LIMITED	131.43	Woodlands Park Landfill Site - Data Centre planning application refused	
BM350662	COURT LANE AT	IVER	SLO 9HL	THAMES WATER UTILITIES LIMITED	6.06	Statutory Provider Water Treatment Works at Court Lane	
BM366210	FORD LANE ANGLING DIRECT PLC	IVER	SLO 9LL	FARLOWS LEISURE LLP	45.02	Farlowes Lake, largely lakes and within Flood plain	
BM380115	IVER FOOTPATH 28 ELECTRICITY SUB STATION 172M F	IVER	SLO 9LL	BUCKINGHAMSHIRE COUNCIL	79.38	Land to South of Iver Lane. See planning application for data centre development bto north on Woodlands Park Landfill Site	
BM350374	THORNEY LANE NORTH ORANGE PCS SITE BRK 7051	IVER	SLO 9LR	CANAL AND RIVER TRUST	1.65	Within Flood Plain, too small	
BM245491	IVER LANE NORTH LODGE	IVER	SLO 9LJ		0.73	Within Flood Plain, too small	
BM359965		IVER			1.68	Within Flood Plain, too small	
BM68639	THORNEY LANE NORTH LAND SOUTH OF MARINA WAY	IVER	SLO 9JR		12.01	Too small. Forms part of Former Local Plan Allocation SP BP12 East of Ridgeway Business Park, within Green Belt but being promoted for 90 homes and 4,000sqm of employment	
BM369909	THORNEY LANE NORTH LAND ADJACENT TO	IVER	SLO 9BD		5.25	Too small. Forms part of Former Local Plan Allocation SP BP12 East of Ridgeway Business Park, within Green Belt but being promoted for 90 homes and 4,000sqm of employment	



BM70310	VICTORIA CRESCENT 29	IVER	SLO 9JS		0.23	Residential
BM415998	FORD LANE SOUTH LODGE	IVER	SLO 9LL		0.34	Residential
BM277645	MARINA WAY 12	IVER	SLO 9JR		0.08	Residential
BM194809		IVER		NATIONAL HIGHWAYS LIMITED	0	National Highways
BM455899	MARINA WAY 12A	IVER	SLO 9JR		0.05	Residential
BM178214	LAND COMPRISING PART OF THE M25 ORBITAL MOTORWAY	IVER	SLO 9BD	NATIONAL HIGHWAYS LIMITED	4.16	National Highways
BM340953		IVER		NATIONAL HIGHWAYS LIMITED	0.02	National Highways
NGL11116	HIGH ROAD CAR PARKING SPACES R/O UNIT 1	UXBRIDGE	UB8 2GU	CADENT GAS PENSION PROPERTY COMPANY 1 LTD	5.71	Existing Industrial Estate. Would need to be combined with remainder of estate to north which is in multiple ownership. Too complex and not possible to deliver in timescales.
AGL51409	HIGH ROAD COWLEY RETAIL PARK	UXBRIDGE	UB8 2TE	WIRRAL BOROUGH COUNCIL	3	As above, although would need to relocate electricity sub station
AGL49062	HIGH STREET 217	WEST DRAYTON	UB7 7GN	CAVIAPEN TRUSTEES LIMITED	2.44	Retail Park, too small and would need to be combined with Tesco Food store to south
AGL45644	HIGH STREET 141 - 161	WEST DRAYTON	UB7 7ON	ALDI STORES LIMITED	1.41	Stand alone Aldi Food Store. Too small
MX453363	HIGH STREET 191	UXBRIDGE	UB7 7XW	VALSON INTERNATIONAL LIMITED	0.31	Too small
NGL532603	TROUT ROAD 7 DAYS (LONDON) LTD FORMER RAINBOW	WEST DRAYTON	UB7 7XT	GRAND UNION PROPERTIES LIMITED	3.03	Former industrial estate with expired consent for 99 residential units, 50 extra care sheltered housing units, light industrial floorspace, restaurant/cafe floorspace and associated open space, car parking and landscaping. Complex site and too small
AGL43676	PACKET BOAT LANE LAND FOR CAR STORAGE REAR OF	UXBRIDGE	UB8 2JR		5.03	Green Belt and located within Flood plain
NGL525237	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	CORBURY LIMITED	0.1	Too small
AGL443757	PACKET BOAT LANE CANAL COTTAGES	UXBRIDGE	UB8 2JS	AQUAVISTA WATERSIDES LTD	10.25	Packet Boat Waterside & Marina. Not practical to redevelop
AGL136336	PACKET BOAT LANE CANAL COTTAGES	UXBRIDGE	UB8 2JP	CANAL AND RIVER TRUST	26.33	Protected Open Space
MX185745	HIGH STREET RPL HOUSE 215	UXBRIDGE	UB7 7OP	TECHNOLOGY HOUSE INVESTMENT LIMITED	0.41	Too Small
AGL488482	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB3 1DD	LOKALON LTD	0.11	Too Small
AGL335933	ST STEPHENS ROAD 7B R/O 8	WEST DRAYTON	UB7 7RL	TROUTBOURNE LLP	1.58	Too Small
AGL3853	PACKET BOAT LANE PANTHERS	UXBRIDGE	UB8 2JP		0.4	Too Small
AGL53773	HIGH STREET RIVER PINN WORKS	WEST DRAYTON	UB7 7OP	STAR ORION LIMITED	0.56	Too Small
NGL475863	PACKET BOAT LANE FORMULA FREIGHT LTD	UXBRIDGE	UB8 2JP	CONTINUOUS DATAFRINT (U.K.) LIMITED	0.33	Too Small
NGL380245	HIGH STREET 131	UXBRIDGE	UB7 7QL	TROUTBOURNE LLP	0.39	Too Small
NGL560875	PACKET BOAT LANE HIGH LINE YACHTING LTD	UXBRIDGE	UB8 2JR		0.28	Too Small
AGL45837	HIGH STREET SERVICE STATION, 209	WEST DRAYTON	UB7 7OP	MXWANE LIMITED	0.59	Too Small
AGL217985	TOMO INDUSTRIAL ESTATE ACCESS ROAD ELECTRICITY	UXBRIDGE	UB8 2JP		0.2	Too Small
NGL453957	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	RKY697 LIMITED	0.65	Too Small
AGL154400	TROUT ROAD 4	WEST DRAYTON	UB7 7RN	THE LONDON DIOCESAN FUND	0.22	Too Small
MX74301	TROUT ROAD ELECTRICITY SUB STATION 47M FROM F	WEST DRAYTON	UB7 7FX	SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.02	Too Small
NGL560269	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	EMBERMERE LIMITED	0.15	Too Small
MX120876	HIGH STREET AD RIGHT 6163 AT TESCO	WEST DRAYTON	UB7 7FP	TESCO STORES LIMITED	4.47	Tesco Supermarket, too complex and not large enough in isolation, would need to be combined with adjacent retail park 219 above
AGL3449	HIGH STREET 127	UXBRIDGE	UB7 7QL	SKYWAYS ALUMINIUM SYSTEMS LIMITED	0.12	Too small
AGL313064	PACKET BOAT LANE CANAL BRIDGE YARD	UXBRIDGE	UB8 2JR		8.9	In flood plain, not practical to redevelop
AGL78876	PACKET BOAT LANE CANAL BRIDGE YARD	UXBRIDGE	UB8 2JR		0.79	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL51469	TROUT ROAD KIRBY ESTATE	WEST DRAYTON	UB7 7RU	TROUTBOURNE LLP	0.14	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL310730	PACKET BOAT LANE ELECTRICITY SUB STATION HOLL	UXBRIDGE	UB8 2JR		0.6	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL473010	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL561934	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP		0.07	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX240108	TROUT ROAD 6	WEST DRAYTON	UB7 7RN	NORTHSTREAM LIMITED	0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL529828	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	CINEMA PARADISO PROPERTY LIMITED	0.08	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL563308	PACKET BOAT LANE 1ST FL UNIT 4B	UXBRIDGE	UB8 2JP		0.08	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX312530	PACKET BOAT LANE CELNET SITE R/O OAKDENE	UXBRIDGE	UB8 2JR		1.79	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL546982	HIGH STREET 129	UXBRIDGE	UB7 7QL	KVGM LIMITED	0.12	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL46992	PACKET BOAT LANE ELECTRICITY SUB STATION 28M F	UXBRIDGE	UB8 2RB	PADDINGTON PACKET BOAT DEVELOPMENTS LIM	0.24	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL3496	HIGH STREET 131	WEST DRAYTON	UB7 7QL	SKYWAYS ALUMINIUM SYSTEMS LIMITED	0.08	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX223422	HIGH STREET ADVERTISING RIGHTS OPPOSITE PHILIP	WEST DRAYTON	UB7 7OP	THE MAYOR AND BURGESSES OF THE LONDON B	0.17	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL241141					0.45	Not possible to identify
AGL201922	OLD MILL LANE LAND ON THE EAST SIDE ABOVE QVAR	UXBRIDGE	UB8 2JH	THE MAYOR AND BURGESSES OF THE LONDON B	0.35	Too small and in flood plain
AGL134447		UXBRIDGE			0.15	Too small and not possible to identify
AGL439402		UXBRIDGE		REVI LAGO LIMITED	0.41	Too small and not possible to identify
MX335890		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.22	Too small and not possible to identify
AGL326260		UXBRIDGE			0.08	Too small and not possible to identify
AGL339892		UXBRIDGE			0.05	Too small and not possible to identify
AGL326809		UXBRIDGE			0.02	Too small and not possible to identify
NGL560257		UXBRIDGE			0.06	Too small and not possible to identify
MX248104		UXBRIDGE			0.05	Too small and not possible to identify
AGL354098	BENBOW WAYE THE STABLES	UXBRIDGE	UB8 2HD		4.2	Too small in isolation and in flood plain
AGL202067					0.82	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX272246				SKYWAYS ALUMINIUM SYSTEMS LIMITED	0.03	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX340056				THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL50596					0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL327166					0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL106455	SEFTON WAY 65	UXBRIDGE	UB8 2LH		0.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL313065					0.39	Too small. Could form part of wider site assembly but impractical and outside time constraints.

NGL211844	GURNARD CLOSE 1	WEST DRAYTON	UB7 7TS	METROPOLITAN HOUSING TRUST LIMITED	0.83	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX387535				THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL159111					0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL206055					0.57	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL261026	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP		0.19	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL335875					0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL222285					0.04	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL207123				SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327457					0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL273826	HIGH ROAD LINDEN TERRACE	UXBRIDGE	UB8 2HU		0.14	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL93001				THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL45315	PACKET BOAT LANE RIVERSIDE YARD	UXBRIDGE	UB8 2JR		0.56	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL550629	SEFTON WAY 53	UXBRIDGE	UB8 2LH		0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX382710	TROUT ROAD CHURCHILL HOUSE	WEST DRAYTON	UB7 7RW	AKELIUS UK ONE LIMITED	0.18	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL328016					0.14	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL47306	HIGH STREET ELECTRICITY SUB STATION WEST OF 16	WEST DRAYTON	UB7 7QH	SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL336097					0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL95920				THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Residential	
AGL3870	PACKET BOAT LANE PACKET BOAT HOUSE	UXBRIDGE	UB8 2RB	THE MAYOR AND BURGESSES OF THE LONDON B	0.38	Residential	
NGL564806	LAND ON THE NORTH SIDE OF PACKET BOAT LANE	UXBRIDGE	UB8 2JR	THE MAYOR AND BURGESSES OF THE LONDON B	7.15	Residential	
AGL56556	PACKET BOAT LANE ROSE COTTAGE	UXBRIDGE	UB8 2JR		0.45	Too small and not possible to identify	
AGL326940					0.11	Too small and not possible to identify	
NGL233643	OLD MILL LANE QIVARDIS	UXBRIDGE	UB8 2JH	THE MAYOR AND BURGESSES OF THE LONDON B	0.66	Residential	
AGL153955	SEFTON WAY 57	UXBRIDGE	UB8 2LH		0.02	Residential	
AGL333731					0.03	Residential	
NGL389081	PACKET BOAT LANE CENTRE OF POND 122M FROM RIV	UXBRIDGE	UB8 2JH	BOWLER PARTNERS LIMITED	21.17	Land to west of J C Motors, south of Packet Boat Lane. Partially within Flood plain.	
AGL68352	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP		0.34	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327859					0.04	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL543300				GHUMMAN INVESTMENTS LIMITED	0.21	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL43734	PACKET BOAT LANE RIVER VIEW	UXBRIDGE	UB8 2JR		0.28	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL45658	UXBRIDGE	UXBRIDGE			0.72	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL556596	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	TURBO ENTERPRISES LIMITED	0.21	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL131212					0.18	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL311353					0.04	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327583					0.03	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL328334					0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX325254	OLD MILL LANE WHITE ACRES	UXBRIDGE	UB8 2JH		0.55	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL336100					0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX240109					0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL587920					0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL411265					0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX336493				THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.03	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327458					0.08	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL3876	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP		0.5	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX355811				THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Part of Little Britain Lake	
AGL35781	OLD MILL LANE HUNTSMOOR WEIR	UXBRIDGE	UB8 2JH		1.39	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327177					0.09	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL509617				PACK AND GO LIMITED	0.15	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL68263				THE MAYOR AND BURGESSES OF THE LONDON B	0	Too small and not possible to identify	
AGL163684				PARADIGM HOMES CHARITABLE HOUSING ASSOC	0.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL4407	TROUT ROAD 10	WEST DRAYTON	UB7 7RN		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327858					0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL327772					0.04	Too small. Could form part of wider site assembly but impractical and outside time constraints.	

NGL24085				THE MAYOR AND BURGESSES OF THE LONDON B	0.04	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL31747					0.31	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL328600					0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL271237	HIGH ROAD LINDEN TERRACE	UXBRIDGE	UB8 2HU		0.04	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL3874	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	FATEH INVESTMENTS LIMITED	0.31	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL105262		UXBRIDGE		CANAL AND RIVER TRUST	0.85	Waterway
NGL131890	TROUT ROAD PEARTREES	WEST DRAYTON	UB7 7TR	JULIVANDA LIMITED	0.21	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL236441	HIGH ROAD ELECTRICITY SUB STATION 1 WEST COWL	UXBRIDGE	UB8 2GU	SSE SERVICES PLC	0.16	Electricity Sub Station
MX277032	HIGH STREET KINGSVILLE COURT, 203	WEST DRAYTON	UB7 7XL	BRINOR INVESTMENTS LIMITED	0.09	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL239747		UXBRIDGE		THAMES WATER UTILITIES LIMITED	0.78	Water Utility
NGL103268					0.02	Too small and not possible to identify
MX341375				THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too small and not possible to identify
NGL277882	HIGH ROAD LINDEN TERRACE	UXBRIDGE	UB8 2HU		0.04	Residential
AGL344181	PACKET BOAT LANE CANAL BRIDGE 190	UXBRIDGE	UB8 2JS	CANAL AND RIVER TRUST	3.89	Waterway
MX191165	OLD MILL LANE LAKE HOUSE	UXBRIDGE	UB8 2JH		1.15	Residential
NGL36965				THE MAYOR AND BURGESSES OF THE LONDON B	0.05	Too small and not possible to identify
MX179421	PACKET BOAT LANE LITTLE BRITAIN LAKE	UXBRIDGE	UB8 2JH	THE MAYOR AND BURGESSES OF THE LONDON B	14.4	This is Little Britain Lake
AGL313057		UXBRIDGE			1.61	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL237156				THE LOCAL AUTHORITIES MUTUAL INVESTMENT T	0	Too small and not possible to identify
AGL77313	HIGH STREET 163	WEST DRAYTON	UB7 7QH	CHASE GATE LIMITED	0.15	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX405614				THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL180436					0.42	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL563006					0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL599446	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	JTP SUB LIMITED	0.08	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL374357	HIGH ROAD CANAL BRIDGE 190B	UXBRIDGE	UB8 2GU	CANAL AND RIVER TRUST	2.36	Waterway
AGL229893	TROUT ROAD QUODIN HOUSE	WEST DRAYTON	UB7 7FY	LONDON AND QUADRANT HOUSING TRUST	0.21	Residential
NGL15589	HORNBILL CLOSE 1	UXBRIDGE	UB8 2HX	THE MAYOR AND BURGESSES OF THE LONDON B	2.51	Residential
NGL479171	HIGH STREET KINGSVILLE COURT, 203	WEST DRAYTON	UB7 7XL	BRINOR INVESTMENTS LIMITED	0.12	Residential
MX72981		UXBRIDGE		BUCKINGHAMSHIRE COUNCIL	0.75	Residential
NGL127390				THE MAYOR AND BURGESSES OF THE LONDON B	0.05	Too small and not possible to identify
AGL373582				D A PHILLIPS AND CO LIMITED	0.04	Too small and not possible to identify
NGL368245	TROUT ROAD CAXTON HOUSE	HAYES	UB3 1AP	PARADIGM HOMES CHARITABLE HOUSING ASSOC	0.2	Residential
NGL454810				RKY697 LIMITED	0.09	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX148552				VALSON INTERNATIONAL LIMITED	0.12	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL14794		UXBRIDGE			0.64	Residential
NGL10550				THE MAYOR AND BURGESSES OF THE LONDON B	0.11	Residential
NGL563229	PACKET BOAT LANE TOMO INDUSTRIAL ESTATE	UXBRIDGE	UB8 2JP	RKY697 LIMITED	0.03	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL80899	TROUT ROAD 14	WEST DRAYTON	UB7 7RN		0.1	Residential
NGL497984					0.23	Residential
NGL522122				SMALL ORDER SPRINGS & PRESSINGS HOLDINGS	0.09	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL166411	HIGH ROAD BUS SHELTER NORTH OF COWLEY RETAIL	UXBRIDGE	UB8 3SL	NESTWARE PROPERTIES LIMITED	0.53	Residential
AGL14375	PACKET BOAT LANE HIGH LINE YACHTING LTD	UXBRIDGE	UB8 2JR		0.16	Residential
AGL33842				THE BARGE STUDIO LIMITED	0.13	Residential
AGL313055	PACKET BOAT LANE TOWER 107M FROM HOLLOWAYS	UXBRIDGE	UB8 2JR		2.08	Mobile Phone Mast
NGL543181	TROUT ROAD ONSLOW COURT	WEST DRAYTON	UB7 7GH	RICHMOND HOUSING PARTNERSHIP LIMITED	0.34	Residential
AGL3086					0.4	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX240508					0.06	Too small and not possible to identify
NGL562758				PARADIGM HOMES CHARITABLE HOUSING ASSOC	0.24	Residential
NGL92535				THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Residential
NGL104874				THE MAYOR AND BURGESSES OF THE LONDON B	0	Too small and not possible to identify
NGL279039				THE MAYOR AND BURGESSES OF THE LONDON B	0	Too small and not possible to identify
NGL222569				THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Residential
NGL87178				THE MAYOR AND BURGESSES OF THE LONDON B	0.05	Residential
NGL350926	HIGH ROAD LINDEN TERRACE	UXBRIDGE	UB8 2HU		0.06	Residential
AGL335635	TROUT ROAD CANAL BRIDGE 191	WEST DRAYTON	UB7 7RR	CANAL AND RIVER TRUST	2.21	Waterway
AGL608138				DA SPAGO LIMITED	0.08	Too small. Currently in Liquidation
NGL150819					0.04	Too small
NGL540830				GRAND UNION PROPERTIES LIMITED	0.01	Too small
AGL478612	SEFTON WAY 61	UXBRIDGE	UB8 2LH		0.02	Too small
NGL129494				THE MAYOR AND BURGESSES OF THE LONDON B	0.07	Too small
AGL225389	TROUT ROAD BELLWAY HOMES SALES CENTRE	WEST DRAYTON	UB7 7TP	AVIVA INVESTORS GR SPV 8 LIMITED	1.17	Residential
BM330359	COURT LANE BODY SHOP AT COURT FARM	IVER	SL0 9HL	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	27.95	Currently the subject of a planning appeal in connection with the development of a 13,850sqm data centre
NGL312926	LAND ON THE SOUTH-WEST SIDE OF TROUT LANE	IVER	UB7 7RT	AFFINITY WATER LIMITED	73.52	Lakes owned by Affinity Water
BM242905					0.42	Too small
NGL407897	TROUT ROAD 400	WEST DRAYTON	Iver	TRINITY HOMELESS PROJECTS	1.09	Residential
AGL60906			UB7 7RT	ENVIRONMENT AGENCY	0.13	Too small
BM81792				BARCLAYS MERCANTILE INDUSTRIAL FINANCE LIM	0.03	Too small
BM150043					2.59	Too small
AGL344817	PACKET BOAT LANE AQUEDUCT OVER GRAND UNION C	UXBRIDGE	UB8 2JR	CANAL AND RIVER TRUST	6.21	Waterway
AGL95441	TROUT ROAD QUICK SKIP HIRE LTD	WEST DRAYTON	UB8 2JT	ENVIRONMENT AGENCY	3.72	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL58272	TROUT ROAD CENTRE OF POND 111M FROM TROUT VI	WEST DRAYTON	UB7 7RT	FAIR ACRE INVESTMENTS LIMITED	31.91	Trout Road Pond/Lakes/ Greenbelt
AGL138972				GOODMAN COLNBROOK (JERSEY) LIMITED	0.06	Too small
NGL363453				QUICK SKIP HIRE LIMITED	0.92	Too small. Could form part of wider site assembly but impractical and outside time constraints.
BM397330	COURT LANE REEDS BRIDGE	IVER	SL0 9HL	CANAL AND RIVER TRUST	6.78	Waterway
AGL72744	TROUT ROAD MARSHALLS YARD	WEST DRAYTON	UB7 7RS	WILLIAM BOYER AND SONS LIMITED	5.21	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX175442	TROUT ROAD CIVIL ENGINEERING DEVELOPMENTS	WEST DRAYTON	UB7 7RS	WILLIAM BOYER AND SONS LIMITED	1.82	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL2301	TROUT ROAD LAND ADJ	WEST DRAYTON	UB7 7RT		1.29	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX402379	TROUT ROAD THE WALNUT PLANT YARD	WEST DRAYTON	UB7 7RS		0.88	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX457250	TROUT ROAD HILLINGDON AUTOS	UXBRIDGE	UB7 7RS		0.7	Too small. Could form part of wider site assembly but impractical and outside time constraints.

MX151803	TROUT ROAD MAIN WORKSHOP ADJ HOUSE UNIT 8	WEST DRAYTON	UB7 7RT		0.5	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL81300		WEST DRAYTON		ENVIRONMENT AGENCY	0.31	Too small.
NGL47779	TROUT ROAD LAND AT FRONT	WEST DRAYTON	UB7 7RT		0.23	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL49783	TROUT ROAD POPLAR COTTAGES	WEST DRAYTON	UB7 7RS		0.07	Residential
NGL42312	TROUT ROAD POPLAR COTTAGES	WEST DRAYTON	UB7 7RS		0.06	Residential
NGL54731	TROUT ROAD POPLAR COTTAGES	WEST DRAYTON	UB7 7RS		0.05	Residential
NGL140533		WEST DRAYTON		A FRANCIS DEVELOPMENTS LIMITED	0.01	Residential
AGL370355	IRON BRIDGE ROAD 5	WEST DRAYTON	UB11 1PA	PROLOGIS UK 104 LIMITED	12.38	Existing Data Centre Campus
AGL370353	HORTON ROAD ELECTRICITY SUB STATION 57M FROM	WEST DRAYTON	UB7 8HX	PROLOGIS UK 105 LIMITED	10.28	Existing Data Centre Campus
NGL280629	HORTON ROAD BUS SHELTER NORTH OF HORTON IND	WEST DRAYTON	UB7 8HT	AVIVA LIFE & PENSIONS UK LTD	4.57	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.
MX127338	STONE CLOSE 488	WEST DRAYTON	UB7 8JU	ST. JAMES'S PLACE UK PLC	5.37	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.
NGL411347	CROWN WAY 1	WEST DRAYTON	UB7 8HZ	ST. JAMES'S PLACE UK PLC	3.46	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.
NGL243218	LIDDALL WAY 1	UXBRIDGE	UB7 8PG	UNIVERSITIES SUPERANNUATION SCHEME LIMITE	3.76	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.
NGL254539	HORTON ROAD ELECTRICITY SUB STATION 13M FROM	WEST DRAYTON	UB7 8PL	LMO OVERSEAS INVESTMENTS LIMITED	2.51	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.
AGL135372	HORTON ROAD NORTH POINT BUSINESS CENTRE	WEST DRAYTON	UB7 8EQ	D.K. TOOLS LIMITED	1.19	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL529613	HORTON ROAD GND FLR FORWARD RIGHT R/O 200	UXBRIDGE	UB7 8JG	SPACE PROPERTY 1 LTD	0.46	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL52907	HORTON ROAD ELECTRICITY SUB STATION 3 INDUSTR	WEST DRAYTON	UB7 8JL	LMO OVERSEAS INVESTMENTS LIMITED	1.85	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL31672	HORTON CLOSE HEATHROW COACHWORKS CAR PARK	WEST DRAYTON	UB7 8EB	HEATHROW COACHWORKS LIMITED	0.51	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX241994	HORTON ROAD 241	WEST DRAYTON	UB7 8HT		0.29	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL69434	IRON BRIDGE ROAD BUSY BEES NURSERY	WEST DRAYTON	UB11 1BF	EURO PROPERTY HOLDINGS LIMITED	0.63	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL176374	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.08	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL561325	HORTON CLOSE UNIT D	UXBRIDGE	UB7 8EB	DENTON AND CO TRUSTEES LIMITED	0.28	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL29685	HORTON CLOSE UNIT C	UXBRIDGE	UB7 8EB		0.23	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL27435	HORTON CLOSE UNIT B	UXBRIDGE	UB7 8EB		0.2	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL537624	HORTON CLOSE UNIT 1-2	WEST DRAYTON	UB7 8EB		0.1	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL176366	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.13	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL176368	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.13	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL176370	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.15	Too small. Could form part of wider site assembly but impractical and outside time constraints.
MX240959	CHESTNUT AVENUE KINGSTON PLAYING FIELDS	WEST DRAYTON	UB7 8HX		7.69	Playing Fields, Public open space
NGL237449	HORTON BRIDGE ROAD ELECTRICITY SUB STATION 2	WEST DRAYTON	UB7 8JR	RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.9	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL176371	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.11	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL176372	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.09	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL190	HORTON CLOSE UNIT 3	UXBRIDGE	UB7 8EB		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL514420	HORTON CLOSE UNIT 4	UXBRIDGE	UB7 8EB		0.07	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL510315	HORTON CLOSE UNIT 5	UXBRIDGE	UB7 8EB		0.07	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL404914	HORTON BRIDGE ROAD 3 - 5	WEST DRAYTON	UB7 8JR	RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL175984	HORTON CLOSE 3	UXBRIDGE	UB7 8EW		0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL177969	HORTON CLOSE 1	UXBRIDGE	UB7 8EW		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL173325	HORTON CLOSE 4	UXBRIDGE	UB7 8EW		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
AGL173030	HORTON CLOSE 2	UXBRIDGE	UB7 8EW		0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL3792	HORTON ROAD BEACHES YARD	WEST DRAYTON	UB7 8HX		1	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL233132	HORTON BRIDGE ROAD ELECTRICITY SUB STATION 1	WEST DRAYTON	UB7 8PG	RELiance WORLDWIDE CORPORATION HOLDING LIMITED	2.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL473310		WEST DRAYTON		RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.05	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL241218	HORTON ROAD 235	WEST DRAYTON	UB7 8HT		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL221608		WEST DRAYTON		THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND	0.01	Residential
AGL434979		WEST DRAYTON			0.15	Residential
AGL67672	HORTON ROAD FORMERLY KNOWN AS UNIT 7 HORTON	WEST DRAYTON	UB7 8JL	RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.21	Too small. Could form part of wider site assembly but impractical and outside time constraints.
NGL193570	HORTON ROAD 229	WEST DRAYTON	UB7 8HT		0.08	Residential
MX469842		WEST DRAYTON		THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND	0.07	Residential
NGL9014		WEST DRAYTON		THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND	0.01	Residential
NGL180190	HORTON ROAD 237	WEST DRAYTON	UB7 8HT		0.05	Residential

AGL201614		WEST DRAYTON		THE MAYOR AND BURGESSES OF THE LONDON B	0.54	Residential	
MX472743		WEST DRAYTON		RONALD LYON (ESTATES) COMPANY LIMITED	0.55	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL106078		WEST DRAYTON		SSE SERVICES PLC	0	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL173032		WEST DRAYTON		BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX198176		WEST DRAYTON		AVIVA LIFE & PENSIONS UK LTD	0.57	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL176373		WEST DRAYTON		BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	0.09	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL564654	HORTON ROAD ELECTRICITY SUB STATION 1 INDUSTRIAL	WEST DRAYTON	UB7 8JL	RELiance WORLDWIDE CORPORATION (UK) LIMITED	1.81	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL199824		WEST DRAYTON		THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Residential	
NGL338363		WEST DRAYTON		AVIVA LIFE & PENSIONS UK LTD	0.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL3748	HORTON ROAD CLAREMONT HOUSE	WEST DRAYTON	UB7 8JL	RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.16	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL561324		WEST DRAYTON		HEATHROW COACHWORKS LIMITED	0.28	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL173029	HORTON CLOSE CHANCERYGATE INDUSTRIAL CENTRE	WEST DRAYTON	UB7 8EW	HORTON CLOSE MANAGEMENT COMPANY LIMITED	0.26	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL551672		WEST DRAYTON			0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX222169	CHESTNUT AVENUE CROWN CENTRE FOR THE DEAF	WEST DRAYTON	UB7 8BT	THE MAYOR AND BURGESSES OF THE LONDON B	17.15	Local Authority Facilities/Public Open Space	
NGL172554	HORTON ROAD 239	WEST DRAYTON	UB7 8HT		0.06	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL17555		WEST DRAYTON		RELiance WORLDWIDE CORPORATION HOLDING	0.11	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL189169		WEST DRAYTON		SPACE PROPERTY 1 LTD	0.01	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL24084		WEST DRAYTON		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Residential	
AGL326000		WEST DRAYTON		PROLOGIS UK 104 LIMITED	0.74	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL74409		WEST DRAYTON		HEATHROW COACHWORKS LIMITED	0.14	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL569364		WEST DRAYTON		HORTON CLOSE MANAGEMENT COMPANY LIMITED	0.02	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX209264		WEST DRAYTON		STOCKLEY PARK CONSORTIUM LIMITED	0.23	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL41203		WEST DRAYTON		HEATHROW COACHWORKS LIMITED	0.03	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX202021		WEST DRAYTON			0.13	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX210422	Y3 PUBLIC FOOTPATH HORTON ROAD TO STOCKLEY C	WEST DRAYTON	UB7 8HX	ST. JAMES'S PLACE UK PLC	1.87	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL60616	HORTON ROAD 231	WEST DRAYTON	UB7 8HT	NOTTING HILL GENESIS	0.05	Residential	
NGL202490	HORTON ROAD 233	WEST DRAYTON	UB7 8HT		0.06	Residential	
AGL104749				HORTON ROAD LIMITED	0.04	Too small	
	GRAND UNION CANAL TOW PATH ELECTRICITY SUB STATION	UXBRIDGE	UB7 8EW	PROLOGIS UK 104 LIMITED	5.73	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.	
AGL326008					0	Too small to identify	
NGL31474				HORTON ROAD LIMITED	0.01	Too small	
AGL110196				THE MAYOR AND BURGESSES OF THE LONDON B	0.04	Residential	
MX472991	IRON BRIDGE ROAD 1	WEST DRAYTON	UB11 1FP	PROLOGIS UK CCCXXVIII S.A.R.L.	15.37	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.	
AGL389174				PROLOGIS UK 104 LIMITED	0.04	Existing Industrial/warehouse estates, too small, individually. Could form part of wider site assembly but impractical and outside time constraints.	
AGL50924							
NGL100440				SSE SERVICES PLC	0	Electricity Sub Station	
				PROLOGIS UK 104 LIMITED	0.07	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX476624				SPACE PROPERTY 1 LTD	0.11	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL498923				RONALD LYON (ESTATES) COMPANY LIMITED	0	Too small to identify	
NGL26511				RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.1	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL404547							
	HORTON ROAD DAVID GILKS & CO	WEST DRAYTON	UB7 8JG	SPACE PROPERTY 1 LTD	0.17	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL10774				RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.2	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
MX171322							
	HORTON BRIDGE ROAD GUEST CASTINGS LTD	WEST DRAYTON	UB7 8JR	RELiance WORLDWIDE CORPORATION (UK) LIMITED	0.64	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL38549							
NGL263585	HORTON ROAD 201	WEST DRAYTON	UB7 8HT	THE MAYOR AND BURGESSES OF THE LONDON B	0.61	Residential	
	ORBITAL INDUSTRIAL ESTATE ACCESS ROAD ELECTRICITY SUB STATION	WEST DRAYTON	UB7 8JL	RELiance WORLDWIDE CORPORATION HOLDING	0.77	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
AGL45415				ST. JAMES'S PLACE UK PLC	0.03	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL218895							
	HORTON ROAD 241A	WEST DRAYTON	UB7 8HT	ST. JAMES'S PLACE UK PLC	1.49	Too small. Could form part of wider site assembly but impractical and outside time constraints.	
NGL536432							
MX391330	THE COPPICE 136	WEST DRAYTON	UB7 8DX	THE MAYOR AND BURGESSES OF THE LONDON B	21.16	Residential, public amenity	
NGL386362	ST CHRISTOPHER ROAD MANOR FARM COTTAGE	UXBRIDGE	UB8 3SG		0.44	Residential	
NGL285079		UXBRIDGE	UB8 3SG		5.09	Public Open Space	
	ST CHRISTOPHER ROAD MANOR FARM	UXBRIDGE	UB8 3SG		11.77	Agriculture. Would need to form part of wider site assembly	
MX252813							
MX407295	LAND ON THE SOUTH SIDE OF CHURCH ROAD	UXBRIDGE	UB8 3RN	BRUNEL UNIVERSITY	44.93	University Sports Facilities	
AGL603343					1.19	Too Small	
	02 SITE 19506 DENHAM ROAD, IVER SL0 0PN	IVER	SL0 0PN	BUCKINGHAMSHIRE COUNCIL	272.23	Land adjacent to the M25 junctions 15 - 16, immediately north of A4007 Slough Road, near Iwer Heath, Green Belt. Included in Buckinghamshire Council wider call for sites	
BM357669	IVER BRIDLEWAY 33 CENTRE OF POND 106M FROM ELI	IVER	SL0 0EA	TIDEWATER INTERNATIONAL INVESTMENTS LIMITED	86.73	Elk Meadows. Remains of late 19C. Park and Gardens Local Heritage Asset	
BM166850	IVER FOOTPATH 7 CENTRE OF POND 231M FROM MOO	IVER	SL0 0DZ	KHALIFA HOLDINGS AKTIENGESSELLSCHAFT	86.53	Coppins Farm. Local Listed Heritage Assets	
BM55725	BANGORS ROAD SOUTH BANGORS PARK FARM	IVER	SL0 0AY		63.87	Former Farm buildings largely in industrial/equestrian use. Consent for non agricultural building refused	
BM59206							
BM50875	BANGORS ROAD SOUTH HOME COTTAGE FARM	IVER	SL0 0BB		20.85	Irregular site, likely to be too small	

BM405797	SWALLOW STREET 43	IVER	SL0 0ER		9.48	Too small. Included in Buckinghamshire Council wider call for sites	
BM67773		IVER	SL0 0AY		8.99	Too small. Included in Buckinghamshire Council wider call for sites	
BM189472	PALMERS MOOR LANE DELAFORD MANOR	IVER	SL0 9LQ		6.67	Delford Manor. Grade II Listed	
BM63301		IVER	SL0 0BB	HILLCROFT VENTURES LIMITED	4.48	Too small	
BM465757		IVER	SL0 0AY		4.19	Too small	
BM50793	BANGORS ROAD SOUTH LAND TO THE WEST SIDE OF	IVER	SL0 0AZ		3.78	Too small	
BM411859		IVER	SL0 0ET		3.33	Too small	
BM51116	BANGORS ROAD SOUTH BANGORS PARK	IVER	SL0 0AZ		1.67	Too small	
BM352304		IVER			1.65	Too small	
BM184931		IVER		TIDEWATER INTERNATIONAL INVESTMENTS LIMITED	1.42	Too small	
BM68981	BANGORS ROAD SOUTH BANGORS PARK	IVER	SL0 0BA		1.41	Too Small	
BM200128	BANGORS ROAD SOUTH BANGORS PARK	IVER	SL0 0AZ		1.32	Too Small	
BM64367		IVER		HILLCROFT VENTURES LIMITED	1.08	Too small.	
BM63763	BANGORS ROAD SOUTH MARLBANK	IVER	SL0 0AY		0.96	Too small.	
BM303493	BANGORS ROAD SOUTH HOME COTTAGE	IVER	SL0 0BB		0.83	Residential	
BM300393		IVER			0.83	Residential	
BM78814	SLOUGH ROAD MOORWARDS COTTAGE	IVER	SL0 0DZ	MOORWARDS FARM LIMITED	0.71	Residential	
	BANGORS ROAD SOUTH CENTRE OF POND 40M FROM	IVER	SL0 0AX		26.5	Green. Love Green farm. Grade II Listed Farm House. Included in Buckinghamshire Council wider call for sites(promoted for residential)	
BM215450							
		IVER	SL0 0HU		12.47	Green Belt/Farm. Field adjacent to Flowerland garden centre. Included in Buckinghamshire Council wider call for sites(promoted for residential/employment). Would need to form part of wider site assembly	
BM81366							
	BANGORS ROAD SOUTH LAND AT ST JAMES FARM	IVER	SL0 0AX		11.89	Green Belt/Farm. St James Farm. Included in Buckinghamshire Council wider call for sites(promoted for residential). Would need to form part of wider site assembly.	
BM366630							
	IVER FOOTPATH 26 TANK 42M FROM THE BEECHES, SW	IVER	SL0 9LA		11.14	Horticultural Nursery. Too small unless combined with part of Coppins land to north.	
BM13616							
	BANGORS ROAD SOUTH TENNIS 121M FROM 1 IVER LO	IVER	SL0 0AA	IVER LODGE MANOR MANAGEMENT COMPANY LIMITED	11	Bridgeford House and Tennis Courts Grade II * Listed	
BM245319							
	IVER LANE DELAFORD PARK	IVER	SL0 9LE		10.03	Delford Park. Substantial Residential property. Too small.	
BM52860							
	NORWOOD LANE IVER FLOWERLAND LTD	IVER	SL0 0EW	IVER FLOWERLAND LIMITED	10.01	Green Belt/Farm. Garden centre and premises. Included in Buckinghamshire Council wider call for sites(promoted for residential/leisure).	
BM206553							
	COPPINS LANE LAND AT JUNCTION OF BANGORS ROAD	IVER	SL0 0AX	KHALIFA HOLDINGS AKTIENGESSELLSCHAFT	9.77	Part of Coppins. Green belt. Included in Buckinghamshire Council wider call for sites (promoted for residential). Would need to form part of wider site assembly	
BM55726							
	LAND AND BUILDINGS LYING TO THE NORTH WEST OF	IVER	SL0 9LQ	NATIONAL HIGHWAYS LIMITED	7.41	National Highway	
BM81317							
	LOVE GREEN LANE MANLINS	IVER	SL0 0BD		6.33	Too small.	
BM213908							
	IVER LANE BRIDGEFOOT COTTAGE	IVER	SL0 9LE		5.19	Too small.	
BM240918							
		IVER	SL0 9LB		3.69	Residential	
BM52562							
	BANGORS ROAD SOUTH CENTRE OF POND 49M FROM	IVER	SL0 0AW	BUCKINGHAMSHIRE COUNCIL	3.58	Public Open Space	
BM97743							
		IVER			2.93	Too small.	
BM334665							
	SWAN ROAD UPPER DELAFORD	IVER	SL0 9LB		2.55	Residential	
BM52563							
	BANGORS ROAD SOUTH DUTTON FARM	IVER	SL0 0AY		2.54	Too small.	
BM91665							
		IVER		IVER FLOWERLAND LIMITED	1.84	Too small	
BM405626							
	EYREHAM ROAD MEADOW COURT	IVER	SL0 0AP	KEBBELL COUNTRY HOMES LIMITED	1.67	Too small	
BM59977							
	BANGORS ROAD SOUTH HERONSWOOD	IVER	SL0 0AY		1.61	Too small	
BM65006							
	BANGORS ROAD SOUTH ANKERDINE	IVER	SL0 0AY		1.61	Too small	
BM340746							
		IVER			1.52	Too small	
BM68951							
	SWAN ROAD THE SHIRE	IVER	SL0 9LA		1.25	Too small	
BM381080							
	SWAN ROAD IVER STUD	IVER	SL0 9LA		1.1	Too small	
BM83160							
	LAND TO THE REAR OF HIGHFIELD HOUSE BILLET LANE	IVER	SL0 0LT	THE ABDEALI TRUST COMPANY LIMITED	37.74	Green Belt/Farm.	
BM286776							
	WOODBINE FARM	IVER	SL0 0JX		27.37	Green Belt/Farm. Included in Buckinghamshire Council wider call for sites(promoted for residential)	
BM86704							
	LANGLEY PARK ROAD STROUDS NURSERY	IVER	SL3 6DG	ALBANY TRUSTEE COMPANY LIMITED	17.37	Green Belt/Farm. Included in Buckinghamshire Council call for sites. Designated Brownfield (promoted for residential). Too small as unlikely to be able to combine with adjacent land.	
BM81694							
	WOOD LANE ST JOHNS	IVER HEATH	SL0 0LG	ST JOHNS WOOD LANE LIMITED	15.72	Green Belt/Farm. Private residence. Too Small	
BM7472							
	BILLET LANE AT	IVER	SL0 0LS	ACS INTERNATIONAL SCHOOLS LIMITED	14.49	ACS School Playing Fields/Sports Facilities	
BM235823							
	BILLET LANE LESLIE LODGE	IVER	SL0 0LT		11.58	Residential	
BM128295							
	WOOD LANE LAND TO WEST OF WOOD LANE AND NOR	IVER HEATH	SL0 0LA		10.48	Green Belt/Farm. Too small	
BM6727							
	LANGLEY PARK ROAD LAND NORTH OF	IVER	SL3 6DG	ALBANY TRUSTEE COMPANY LIMITED	5.34	Too small.	
BM60964							
	BILLET LANE CENTRE OF POND 105M FROM THE STABLES	IVER	SL3 6DG		5.12	Too small Residential/Farm Buildings	
BM72684							
	BELLWOOD LANE TELECOMMS MAST AT WOODLAND	IVER	SL0 0LU	DUNDENES LIMITED	4.9	Too small.	
BM32060							
	BELLWOOD LANE CENTRE OF POND 110M FROM BELL	IVER	SL0 0LU		4.71	Too small.	
BM66633							
	WOOD LANE PENRUDDOCK	IVER	SL0 0LG		4.37	Too small.	
BM232294							
	LANGLEY PARK ROAD ELECTRICITY SUB STATION 50M	IVER	SL0 0JS		3.96	Too small.	
BM276277							
	WOOD LANE TUDORS	IVER	SL0 0LQ		3.75	Too small.	
BM68260							
	BELLWOOD LANE BELLWOOD FARM	IVER	SL0 0LU		3.03	Too small.	
BM277937							
	BELLWOOD LANE CALVES LANE FARM	IVER	SL0 0LU		2.9	Too small.	
BM271681							
	WOOD LANE CENTRE OF POND 51M FROM IVER GARDEN	IVER HEATH	SL0 0JZ		2.84	Too small.	
BM251766							
		IVER		CPT INVESTMENTS LIMITED	2.71	Too small.	
BM73512							
	BILLET LANE HIGHFIELD HOUSE	IVER	SL0 0LT		2.49	Residential	
BM286775							
	WOOD LANE IVERFARNE	IVER	SL0 0LQ	SERENGETI LIMITED	2.33	Residential	
BM76181							
		IVER			1.85	Residential	
BM67250							
	UXBRIDGE ROAD AD RIGHT 1402 0008 AT THE CROOKED	IVER	SL0 0LP	WELLESLEY CAPITAL INVESTMENT LIMITED	1.67	Public House	
BM258487							
	WOOD LANE CEDAR HOUSE	IVER	SL0 0LA		1.64	Residential	
BM196165							
	WOOD LANE IVER GROVE PADDOCK	IVER HEATH	SL0 0LA		1.5	Residential	
BM264355							
	BELLWOOD LANE CALVES LANE FARM	IVER	SL0 0LU		1.4	Residential	
BM225888							
	WOOD LANE ELECTRICITY SUB STATION 28M FROM RE	IVER HEATH	SL0 0JZ	GREENE KING BREWING AND RETAILING LIMITED	0.71	Public House	
BM205492							
	UXBRIDGE ROAD ESSO TESCO EXPRESS GARAGE	IVER HEATH	SL0 0LR	ESSO PETROLEUM COMPANY, LIMITED	0.32	Petrol Station	
BM230315							
				BUCKINGHAMSHIRE COUNCIL	0.28	Highway	
BM42008							
	UXBRIDGE ROAD GARAGE AND STORAGE	IVER HEATH	SL0 0LR	MCGOVERN BROTHERS (HAULAGE) LIMITED	0.24	Haulage Yard/Skip Hire to rear of Petrol Station	
BM155789							
	UXBRIDGE ROAD STORAGE LAND	IVER HEATH	SL0 0LR	MCGOVERN BROTHERS (HAULAGE) LIMITED	0.22	Haulage Yard/Skip Hire to rear of Petrol Station	
BM413779							
	UXBRIDGE ROAD BEECH TREE COTTAGE	IVER	SL0 0LR	DUNDENES LIMITED	0.21	Too small	
BM59938							
				BUCKINGHAMSHIRE COUNCIL	0.17	Too small	
BM29728							
				BUCKINGHAMSHIRE COUNCIL	0.16	Too small	
BM34659							
	BELLWOOD LANE LAND ON THE CORNER OF WOOD L	IVER	SL0 0LD	BUCKINGHAMSHIRE COUNCIL	0.13	Too small	
BM40170							
	LANGLEY PARK ROAD PUMPING STATION	IVER	SL0 0JS	THAMES WATER UTILITIES LIMITED	0.12	Water Utility	
BM344950							
	LOSSIE DRIVE 15	IVER	SL0 0JR	AL RAYAN BANK PLC	0.11	Too small	
BM14588							
	WOOD LANE JASMINE COTTAGE	IVER	SL0 0LA	HAJI BABA PROPERTIES LIMITED	0.1	Too small	
BM65997							
	IVER GOLF AND LEISURE CENTRE HOLLOW HILL LANE	IVER	SL0 0JJ	IVER GOLF COURSE LIMITED	75.34	Golf Course Included in Buckinghamshire Council wider call for sites (promoted for other uses) Forms part of Slough North Expansion., also promoted by Iver Parish Council 2020	
BM326562							
	LANGLEY PARK ROAD 1 THE OLD STABLES	IVER	SL0 9QS		147.23	Shredding Green Farm/The Old Stables	
BM297101							
	GRANGE WAY GRANGE FARM	IVER	SL0 9NT		48.52	Grange Farm. Land to south of Langley Park Road/south Iver Village included in Buckinghamshire Council wider call for sites. (promoted for residential use) and included within sites promoted within Iver Parish Council as part of Neighbourhood Plan 2020. Being promoted by David Wilson Homes Southern for 500 new homes and community facilities. Promoted through the new Bucks-wide Local Plan process. Although they are located in the Green Belt, some of these proposals may come forward through the planning application	



						route in the meantime. Bucks Council has commenced work on the BLP with some form of consultation on the issues and options likely next year. There is therefore a "window" for the IPNP to bring forward policies that would have to be taken into account by Bucks Council in determining future Green Belt releases. It cannot be taken for granted that all of the previous Local Plan proposals will be made again. Definition of Local Gap.	
BM81249	MANSION LANE	IVER	SLO 9RW		16.46	land to north west of Mansion Lane included in Buckinghamshire Council wider call for sites. (promoted for residential use) Also part of Slough North Expansion and promoted by Iver Parish Council	
BM457778	THE RIDGEWAY 1G	IVER	SLO 9HX	AMAZON DATA SERVICES UK LIMITED	12.76	Part of Ridgeway Trading Estate acquired by Amazon /AWS for data centre development	
BM345931	HIGH STREET 1ST IVER SCOUT GROUP	IVER	SLO 9PN	IVER PARISH COUNCIL	6.6	Iver Recreation Ground/Public Amenity Land	
BM355953	IVER FOOTPATH 13 CENTRE OF POND 208M FROM GRA	IVER	SLO 9NX	IVER PARISH COUNCIL	6.21	Iver Recreation Ground/Public Amenity Land	
BM354597	THE RIDGEWAY 1B UNION GATE	IVER	SLO 9HX	AMAZON DATA SERVICES UK LIMITED	5.34	Part of Ridgeway Trading Estate acquired by Amazon /AWS for data centre development	
BM236350		IVER	SLO 9LZ		3.49	Too small.	
BM333538		IVER	SLO 9HW		3.38	Too small.	
BM33193	THE RIDGEWAY 3A	IVER	SLO 9HX	AKZO NOBEL CIF NOMINEES LIMITED	2.99	Too small.	
BM132844	THE RIDGEWAY D X HOUSE	IVER	SLO 9JQ	OLYMPIA HOUSE LIMITED	1.5	Too small.	
BM143227	THE RIDGEWAY GRAND UNION HOUSE	IVER	SLO 9BU	GRAND UNION HOUSE LIMITED	1.46	Too small.	
BM26469	THE RIDGEWAY 34	IVER	SLO 9JQ	CONSTANTINE LAND LIMITED	1.28	Too small.	
BM316334		IVER		THE OLIVE TREE LIMITED	1.06	Too small.	
BM60092	THE RIDGEWAY ORBITAL, 46	IVER	SLO 9HX	IVER MANAGEMENT LIMITED	0.95	Too small.	
BM155674	THE RIDGEWAY RIDGEWAY DISTRIBUTION CENTRE	IVER	SLO 9HX	AMAZON DATA SERVICES UK LIMITED	0.79	Part of Ridgeway Trading Estate acquired by Amazon /AWS for data centre development	
BM60091	THE RIDGEWAY PANIFICIO ITALIANO, 29	IVER	SLO 9HX	THE OLIVE TREE LIMITED	0.74	Too small	
BM358739	LANGLEY PARK ROAD SHREDDING GREEN FARM	IVER	SLO 9GS		0.66	Too small	
BM15901	THE RIDGEWAY 33F	IVER	SLO 9HW	CONSTANTINE LAND LIMITED	0.65	Too small	
BM51918	MANSION LANE DUDLEY LODGE CARAVAN	IVER	SLO 9RG		0.65	Too small	
BM87802	THE RIDGEWAY 33A	IVER	SLO 9HW	SORBON ESTATES LIMITED	0.64	Too small	
BM171971	THE RIDGEWAY FACTORY 8	IVER	SLO 9HW		0.46	Too small	
BM27272	THE RIDGEWAY 6 - 7	IVER	SLO 9HW		0.38	Too small	
BM280534	THE RIDGEWAY ADAMS BAKERY, 6	IVER	SLO 9HX	WINSOME INVESTMENT PROPERTIES LIMITED	0.33	Too small	
BM59232	THE RIDGEWAY 1ST FLR OFFICES FACTORY 5	IVER	SLO 9HW		0.3	Too small	
BM293021	THE RIDGEWAY 1ST FLR FACTORY 4 - OFFICES	IVER	SLO 9HW		0.28	Too small	
BM289512	THE RIDGEWAY ORBITAL, 46	IVER	SLO 9HX	TRADING SCENTS LIMITED	0.25	Too small	
BM297737	THE RIDGEWAY 1	IVER	SLO 9HR	BIRDS GARAGE LIMITED	0.25	Too small	
BM292303	THE RIDGEWAY ORBITAL, 46	IVER	SLO 9HX	DIRECT SUPPLIES (2014) GROUP LIMITED	0.25	Too small	
BM293028	THE RIDGEWAY NEWMAX HOUSE, 3	IVER	SLO 9HW	G AND S VEDI LIMITED	0.25	Too small	
BM280619	THE RIDGEWAY ORBITAL, 46	IVER	SLO 9HX	WARPAINT COSMETICS LIMITED	0.25	Too small	
BM355303	LANGLEY PARK ROAD WALDOR HOUSE	IVER	SLO 9GS		0.25	Too small	
BM281223	THE RIDGEWAY ELECTRICITY SUB STATION 24M FROM	IVER	SLO 9HW	WARPAINT COSMETICS LIMITED	0.24	Too small	
BM320583	LANGLEY PARK ROAD PONCLOUSE	IVER	SLO 9GS		0.24	Too small	
BM25097	THE RIDGEWAY 2	IVER	SLO 9HW	KEVIN BIRD GARAGES LIMITED	0.23	Too small	
BM7816					0.23	Too small	
BM11263	THE RIDGEWAY TALKING BUSINESS LIMITED, 32	IVER	SLO 9HW		0.23	Too small	
BM52435	THORNEY LANE NORTH BURGHFIELD, 82	IVER	SLO 9LR		0.21	Too small	
BM68887	THORNEY LANE NORTH 42	IVER	SLO 9LT		0.21	Too small	
BM46717				THE OLIVE TREE LIMITED	0.21	Too small	
BM65842	RIDGEWAY 31	IVER	SLO 9HW	3G PORTFOLIO LIMITED	0.2	Too small	
BM68822					0.18	Too small	
BM279029				IVER MANAGEMENT LIMITED	0.17	Too small	
BM7871	THORNEY LANE NORTH OAKLEAVES, 72	IVER	SLO 9LR		0.17	Residential	
BM52317	THORNEY LANE NORTH 46	IVER	SLO 9LR		0.16	Residential	
BM57066	THORNEY LANE NORTH 68	IVER	SLO 9LR		0.16	Residential	
BM7727	THORNEY LANE NORTH 74	IVER	SLO 9LR	HOME GROUP LIMITED	0.14	Residential	
BM6002					0.12	Too small	
BM46887				OAKRIDGE COMMERCIAL LLP	0.12	Too small	
BM150838					0.09	Too small	
BM202483					0.08	Too small	
BM453174				WARPAINT COSMETICS LIMITED	0.08	Too small	
BM358757					0.07	Too small	
BM37740					0.07	Too small	
BM93724	THORNEY LANE NORTH LEYCESTER, 78	IVER	SLO 9LR		0.07	Residential	
BM37619					0.06	Too small	
BM196863				NOTTING HILL HOME OWNERSHIP LTD	0.04	Residential	
BM458058	THORNEY LANE NORTH 40	IVER	SLO 9LT	HR DWELLINGS LIMITED	0.02	Residential	
BM252606	THE RIDGEWAY ELECTRICITY SUB STATION 38M FROM	IVER	SLO 9HW		0.02	Too small	
BM69039					0.02	Too small	
BM203548					0.02	Too small	
BM29722					0.02	Too small	
BM321409				SORBON ESTATES LIMITED	0.01	Too small	
BM68776					0	Too small	
BM278692				SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0	Public Utility	
BM346146	THORNEY LANE NORTH CASTLE APPROACH	IVER	SLO 9HE	THORNEY LANE LLP	165.11	Thorney Business Park, acquired by Amazon Data Services for data centre development	
BM330655				THE SECRETARY OF STATE FOR TRANSPORT	0.31	Highways	
BM431435				SLOUGH BOROUGH COUNCIL	0.3	Too small	
BM86014				BISON PROPERTIES LIMITED	0.01	Too small	
BM82857				MAXXIOM LIMITED	0.05	Too small	
BM62760	WOOD LANE IVER GROVE LODGE	IVER	SLO 0LB	MINKFORD HOLDINGS LIMITED	17.06	Iver Grove 18th C. Residential House and grounds. Listed II*	
BM2468	IVER BRIDLEWAY 11 CENTRE OF POND 66M FROM HEA	IVER	SLO 0LB		16.19	Private home with tennis court.	
		IVER	SLO 0LD		14.87	land to east of Wood Lane included in Buckinghamshire Council wider call for sites. (promoted for residential use)	
BM83238							
BM376274	SWALLOW STREET LAND REAR OF 34A AND 36A	IVER	SLO 0HG	BUCKINGHAMSHIRE COUNCIL	12.38	Public Amenity Land	
BM252629	HARDINGS CLOSE CENTRE OF POND 41M FROM 10 HA	IVER	SLO 0HH	IVER PARISH COUNCIL	8.99	Allotments	
BM355659	MARTINDALE 1	IVER	SLO 0HX	BUCKINGHAMSHIRE COUNCIL	8.74	Public Amenity Land	
BM328733		IVER	SLO 0LB	QUEENSLAND INVESTMENTS (UK) LIMITED	8.64	Farm Land/Green Belt Too small,	
BM66214		IVER	SLO 0LD		8.2	Residential/ Farm Land/Green Belt	
BM237158		IVER	SLO 0LB		7.26	Farm Land/Green Belt Too small,	
BM428259	WOOD LANE WHITE LODGE STABLES	IVER HEATH	SLO 0LE		7	Farm Land/Green Belt Too small,	
BM65890		IVER	SLO 0HT		6.67	Farm Land/Green Belt Too small,	
BM60379		IVER	SLO 0HY	BUCKINGHAMSHIRE COUNCIL	5.84	Adult Education Centre	
BM7482	IVER BRIDLEWAY 11 CENTRE OF POND 75M FROM HEA	IVER	SLO 0LB		5.16	Too small.	
BM68072	SWALLOW STREET LAND ADJACENT TO 148	IVER	SLO 0HR		5.14	Too small.	
BM356265		IVER	SLO 0LF		4.83	Too small.	
BM370276		IVER	SLO 9GZ		4.28	Too small.	
BM305160	SWALLOW STREET BUILDING 10	IVER	SLO 9GZ		4.14	Too small.	
BM332721		IVER	SLO 0HT	RUBY PROPERTY DEVELOPMENTS LIMITED	3.85	Too small.	
BMK3256	WOOD LANE FERNLEIGH	IVER	SLO 0LF		3.7	Too small.	
BM360459		IVER	SLO 9BG		3.45	Too small.	
BM316495	SWALLOW STREET BRYNAWELLON FARM	IVER	SLO 9GZ		3.17	Too small.	
BM66542	LOVE LANE OFFICE AT WILLOW TREE FARM	IVER	SLO 9GZ		2.32	Too small.	
BM190051	WOOD LANE WHITE LODGE	IVER	SLO 0LE		2.09	Too small.	
BM60364	WOOD LANE ST ANDREWS	IVER	SLO 0LD		1.9	Too small.	



BM237523	LOVE LANE LAND OPPOSITE WAYSIDE	IVER	SL0 9QZ		1.78	Too small.	
BM333203	SWALLOW STREET LAND REAR OF 242 TO 246	IVER	SL0 0HT		1.57	Too small.	
BM53555	WOOD LANE HOMEFIELD	IVER	SL0 0LD		1.4	Too small.	
BM57661	WOOD LANE WOOD LANE HOUSE	IVER	SL0 0LD		1.24	Too small.	
BM53556	WOOD LANE SUNNY MEADOW	IVER	SL0 0LD		1.08	Too small.	
BM65388	SWALLOW STREET BRYNAWELLON FARM	IVER	SL0 9AZ		0.67	Too small.	
BM377546				BUCKINGHAMSHIRE COUNCIL	0.33	Residential	
BM433170	HARDINGS ROW SMITHS YARD	IVER	SL0 0HH		0.27	Too small	
BM69282	SLOUGH ROAD UNIT 1 AT 8	IVER	SL0 0DR		0.26	Too small	
BM370837	COOPERS ROW 14	IVER	SL0 0HW	HAMLEY PROPERTY DEVELOPMENTS LIMITED	0.11	Too small	
BM68455				NORFOLK CLOSE (IVER) MANAGEMENT COMPANY	0.11	Too small	
BM51906	HARDINGS ROW SMITHS YARD	IVER	SL0 0HJ		0.1	Too small	
BM48554				BUCKINGHAMSHIRE COUNCIL	0.1	Too small	
BM407947				PIERPONT CAPITAL LTD	0.07	Too small	
BM29258				HOME GROUP LIMITED	0.07	Too small	
BM48468				BUCKINGHAMSHIRE COUNCIL	0.05	Too small	
BM5435				WINCKLEY ESTATES (BUILDERS) LIMITED	0.01	Too small	
BM26583				SWAKEHALL LIMITED	0.01	Too small	
BM369674				SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.01	Power Utility	
BM366138				SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.01	Power Utility	
BM368303				SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.01	Power Utility	
BM122461				IVER PARISH COUNCIL	0	Too small	
	LAND TO THE NORTH OF NORTH PARK ROAD	IVER	SL3 8BQ		42.7	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space Horton Brook passes though site - Flood Zone 3.	
BM210881							
BK285662	PARLAUNT ROAD LAND EAST OF MARKET LANE	SLOUGH	SL3 8AX		7.83	Public Open Space	
		SLOUGH	SL3 8XX		6.68	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Too small but could form part of wider site assembly	
BK486432							
BK344530		SLOUGH	SL3 8XX	THE OFFICIAL CUSTODIAN FOR CHARITIES	6.52	Too small.	
BK315625		SLOUGH	SL3 8XX		3.12	Too small.	
BM38742				BUCKINGHAMSHIRE COUNCIL	0.04	Too Small	
	SUTTON LANE CENTRE OF POND 194M FROM WEST G	SLOUGH	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	151.43	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space	
BM210879							
	SUTTON LANE ADVERTISING RIGHTS AT BUS SHELTER	SLOUGH	SL3 8AQ	BRIXTON (AXIS PARK) LIMITED	32.56	Potential complications in extinguishing existing leases within timescales	
BK366338							
	OLD SLADE LANE 41	IVER	SL0 9DX		30.56	Potential complications in extinguishing existing leases within timescales	
BM446137		IVER	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	19.23	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Would need to form part of wider site assembly	
BM266342							
		IVER	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	15.98	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Would need to form part of wider site assembly	
BM295832							
BM53459	LITTLE SUTTON LANE LAND AT SUTTON MINOR	IVER	SL3 8AN		4.84	Too small.	
BK394605	AXIS PARK 2ND FLR LHS AXIS TWO	SLOUGH	SL3 8AG	BRIXTON (AXIS PARK) LIMITED	4.79	Leisure Centre	
BM376449	SUTTON LANE AR AT BUS SHELTER REF 1304 0142 O/S	SLOUGH	SL3 8AQ	BUCKINGHAMSHIRE COUNCIL	4.58	Primary School	
	SUTTON LANE BERKSHIRE GARDEN CENTRE	SLOUGH	SL3 8AE	BONE BROS LIMITED	3.05	Too small, assembly	
BM67336							
BM459751					2.32	Too small.	
BK383287	AXIS PARK AXIS ONE AXIS PARK	SLOUGH	SL3 8AG	RUNNYMEDE BOROUGH COUNCIL	1.94	Too Small	
BK412089				BRIXTON (AXIS PARK) LIMITED	1.94	Too Small	
BK425667				NATIONAL HIGHWAYS LIMITED	1.82	Too Small	
BK371386	AXIS PARK 6	SLOUGH	SL3 8AG	BRIXTON (AXIS PARK) LIMITED	1.76	Too Small	
BM174272	LITTLE SUTTON LANE LAND REAR OF	IVER	SL3 8AN	RUBEK LIMITED	1.74	Too Small	
BM199217	SUTTON LANE ORCHARD HOUSE, 1	SLOUGH	SL3 8AR		1.24	Too Small	
BM308536				CEMEX UK OPERATIONS LIMITED	1.08	Too Small	
BM289801	NORTH PARK ELECTRICITY SUB STATION 239M FROM	IVER	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	1.06	Too Small	
BM178270	SUTTON LANE SUTTON COURT FARM	SLOUGH	SL3 8AR		0.67	Too Small	
BM691192	NORTH PARK 24	IVER	SL0 9DJ	RICHINGS PARK PROPERTY COMPANY LIMITED	0.53	Too Small	
BM280301	SUTTON LANE ADJ SUTTON COURT FARM	SLOUGH	SL3 8AR		0.52	Too Small	
BM264572				CADENT GAS LIMITED	0.51	Too Small	
BM190069	SUTTON LANE SAFETY FLOORING SUPPLIES	SLOUGH	SL3 8AR		0.47	Too Small	
BM309119				DEERPARK HOTEL AND GOLF COURSES	0.46	Too Small	
BM168014				DEERPARK HOTEL AND GOLF COURSES	0.22	Too Small	
BK351217				SSE SERVICES PLC	0.13	Public Utility	
BM346902				THAMES WATER UTILITIES LIMITED	0.1	Public Utility	
BM54376				LACKEN CONSTRUCTION COMPANY LIMITED	0.05	Too Small	
BM357169	RICHINGS WAY R/O ST LEONARDS CHURCH	IVER	SL0 9DA	DIOCESAN TRUSTEES (OXFORD) LIMITED	0.71	Church	
BM393126	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393876	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393857	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.05	portion of agricultural land	
BM396047	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397971	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM404098	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393869	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM428642	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.12	portion of agricultural land	
BM396037	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.07	portion of agricultural land	
BM393960	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393066	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397950	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393810	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396019	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393148	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393226	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393256	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394096	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396100	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394022	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM400362	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393079	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.08	portion of agricultural land	
BM393193	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.07	portion of agricultural land	
BM403099	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM421228	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393055	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393833	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM404090	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393940	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393842	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396067	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393200	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393037	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393895	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396030	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396036	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM420369	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393035	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393103	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393868	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396059	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393027	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM420367	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	

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BM404095	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM421237	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394126	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394171	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393081	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.07	portion of agricultural land	
BM393032	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394154	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM421229	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393124	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393045	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394156	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393827	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393981	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393860	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393825	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394035	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394057	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393085	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393923	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM404083	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393008	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393047	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394045	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396076	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396077	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM422339	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.10	portion of agricultural land	
BM393150	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394101	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393168	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394158	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396043	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394075	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396071	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM399258	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393879	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM404097	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397944	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393149	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM421225	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397963	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396023	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393025	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393016	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393199	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393836	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394091	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394123	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396106	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM399245	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM399279	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM403098	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394031	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394053	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393089	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393932	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393156	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397972	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM399228	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393242	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM399244	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394094	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.07	portion of agricultural land	
BM396070	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394018	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM396034	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394151	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM422362	LAND TO THE SOUTH OF RICHINGS WAY	IVER	SLO 9DU		3.45	portion of agricultural land	
BM404093	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393038	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397959	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM413971	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393071	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394034	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM404085	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393006	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393933	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM401529	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393019	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393196	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM399277	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393980	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393136	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393990	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394166	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.07	portion of agricultural land	
BM393105	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393133	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393899	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393224	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM397976	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM393903	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM394176	LAND TO THE SOUTH OF RICHINGS WAY	IVER			0.06	portion of agricultural land	
BM77606	IVER FOOTPATH 21 CENTRE OF POND 115M FROM THE	IVER	SLO 9AL	GRUNDON WASTE MANAGEMENT LIMITED	73.75	Thorney Park Golf Club	
BM110430	THORNEY MILL ROAD CENTRE OF POND 155M FROM 11	IVER	SLO 0AR	BUCKINGHAMSHIRE COUNCIL	52	Thorney Country Park, former mineral site, Public Open Space	
BM224141	THORNEY MILL ROAD ORCHARD COTTAGE	IVER	SLO 9AQ	GRUNDON WASTE MANAGEMENT LIMITED	35.4	Thorney Park Golf Club	
	THORNEY MILL ROAD HYDREX EQUIPMENT UK LTD	WEST DRAYTON	UB7 7EZ	LINK PARK HEATHROW LLP	19.37	Existing proposed Data Centre development with sufficient power. Inspectors Decision over turned by High Court Revised application submitted on smaller portion of site.	
AGL101712							
	THORNEY MILL ROAD 153	WEST DRAYTON	UB7 7EZ	LINK PARK HEATHROW LLP	14.15	Leased to a number of occupiers including Enterprise Rentals with extensive external storage. Majority of site in Flood Zone 3	
BM269527							
BM83678	IVER FOOTPATH 21 CENTRE OF POND 75M FROM THOR	IVER	SLO 9AQ	HESTOD INVESTMENTS LIMITED	5.31	Too small. Within Flood Zone 3	
AGL293793	THORNEY MILL ROAD ELECTRICITY SUB STATION 13M	WEST DRAYTON	UB7 7EZ	PJS ONE LIMITED	2.84	Too Small	
BM180853	THORNEY MILL ROAD LAND SOUTH OF THORNEY FARM	IVER	SLO 9AL		2.08	Too Small	
BM5329	THORNEY MILL ROAD HAND WASH AT NORTH STAR PH	IVER	SLO 9AH	RED STAR PUB COMPANY (WR II) LIMITED	1.75	Public House	
BM60703	THORNEY MILL ROAD MERCERS FARM	IVER	SLO 9AR		1.1	Too Small	
BM88428	THORNEY MILL ROAD 85	IVER	SLO 9AH		0.97	Too Small	
BM58061	THORNEY MILL ROAD WILLBART COTTAGE, 100	IVER	SLO 9AR		0.27	Too Small	
MX411472	THORNEY MILL ROAD LINK PARK HEATHROW	WEST DRAYTON	UB7 7EZ	K S DEVELOPMENTS (SLOUGH) LIMITED	0.14	Too Small	
BM319265	THORNEY MILL ROAD 155	WEST DRAYTON	UB7 7EZ	LINK PARK HEATHROW LLP	0.1	Too Small	
BM383864				TRANSPORT FOR LONDON	0.11	Too Small	
BM432228				IVER CAR PARK LIMITED	2.74	Too Small	
	THORNEY LANE SOUTH LAND BETWEEN M25 AND	IVER	SLO 9AE		11.34	Land to east of Thorney Lane South, Richings Park included in Buckinghamshire Council wider call for sites. (promoted for residential, mobile homes, travellers Accommodation, Employment, Environmental, Leisure, Cultural use). Too small unless part of wider site assembly	



BM274953							
MX211924	THE COMMON UNIT 1 AT 1 RIVERSIDE COTTAGE	UXBRIDGE	UB7 7HQ	H & G CAR PARKS LIMITED	0.15	Too Small	
NGL175864	THE COMMON RIVERVIEW	UXBRIDGE	UB7 7HQ		1.67	Too Small	
AGL19595	THE COMMON BIGLEY	UXBRIDGE	UB7 7HQ		0.73	Too Small	
MX166510	THE COMMON ALMYS AUTOS LIMITED	WEST DRAYTON	UB7 7HQ	ALMYS PROPERTY INVESTMENT LTD	0.85	Too Small	
AGL529	THE COMMON COMMUNICATION MAST	WEST DRAYTON	UB7 7HQ	H & G CAR PARKS LIMITED	1.2	Too Small	
MX100639	THE COMMON LAND R/O THE BUNGALOW	WEST DRAYTON	UB7 7HQ		1.72	Too Small	
BM360147	THORNEY MILL ROAD CAR PARK AT RODNEY AND MAY	IVER	UB7 7EZ	WILLIAM BOYER AND SONS LIMITED	13.21	Small transport yard. Largely Green Belt. In Flood Risk Zone 3	
MX363712				H & G CAR PARKS LIMITED	0.74	Too Small	
NGL562728	THE COMMON HIGHLAND VIEW	WEST DRAYTON	UB7 7HQ		0.32	Too Small	
AGL8226	THE COMMON BIGLEY KENNELS	WEST DRAYTON	UB7 7HQ		0.54	Too Small	
NGL284783	THE COMMON WILLOWDENE	WEST DRAYTON	UB7 7HQ		1.27	Too Small	
MX447469		WEST DRAYTON	UB7 7HQ	WILLIAM BOYER AND SONS LIMITED	12.56	Small transport yard. Largely Green Belt. In Flood Risk Zone 3	
AGL218946	THE COMMON RIVERSIDE COTTAGES	WEST DRAYTON	UB7 7HQ	H & G CAR PARKS LIMITED	0.06	Too Small	
BM309142	THORNEY MILL ROAD RODNEY MEADOWS	IVER	UB7 7EZ	GOODMAN COLNBROOK (JERSEY) LIMITED	13.04	Too Small. In flood zone 2.	
MX228703	THE COMMON HIGHLAND VIEW PARK HOMES	WEST DRAYTON	UB7 7HQ		1.32	Too Small	
NGL520644	THORNEY MILL ROAD ELECTRICITY SUB STATION SOU	WEST DRAYTON	UB7 7HA	WILLIAM BOYER AND SONS LIMITED	6.11	Small transport yard. Largely Green Belt. In Flood Risk Zone 3	
AGL360732	THE COMMON FAR VIEW	WEST DRAYTON	UB7 7HQ		0.49	Too Small	
AGL218321				H & G CAR PARKS LIMITED	0.05	Too Small	
AGL177691					1.3	Too Small	
NGL374119	THE COMMON JOANVILLE	WEST DRAYTON	UB7 7HQ		0.15	Too Small	
MX102923	THE COMMON FAR VIEW	WEST DRAYTON	UB7 7HQ	NIJJAR TRANSPORT (SLOUGH) LIMITED	0.4	Too Small	
MX200034	THE COMMON RIVERSIDE COTTAGES	WEST DRAYTON	UB7 7HQ	H & G CAR PARKS LIMITED	1.26	Too Small	
NGL360730	THE COMMON RIVERSIDE COTTAGES	WEST DRAYTON	UB7 7HQ	H & G CAR PARKS LIMITED	0.91	Too Small	
NGL276919	THE COMMON PHILCOTE	WEST DRAYTON	UB7 7HQ	EJD INVESTMENT LIMITED	1.41	Too Small	
MX441398	THE COMMON CARAVAN, 1	WEST DRAYTON	UB7 7HQ	H & G CAR PARKS LIMITED	0.81	Too Small	
MX339708	THE COMMON RIVERSIDE	WEST DRAYTON	UB7 7HQ	JJ ESK LIMITED	0.8	Too Small	
NGL259490	THE COMMON GLENHOLME	WEST DRAYTON	UB7 7HQ		0.2	Too Small	
	RIVERSIDE WAY 202 - 203	UXBRIDGE	UB8 2YF	AI NOMINEES (UK) ONE LIMITED	11.73	Recently acquired industrial estate, subject to 15 tenants, close to Iver Grid Sub Station. Whilst not in Flood plain is surrounded by Zone 3 Flood Plain. Obtaining possession within prescribed timescales will be complex. Too small	
NGL292496							
NGL128540	FLORENCE WAY 1 UNION BUSINESS PARK	LONDON	UB8 2LS	IMPERIAL INVESTMENTS LIMITED	6.61	Too small, surrounded by residential	
AGL249189	RIVERSIDE WAY 45	UXBRIDGE	UB8 2YF	ET ENTERPRISES LIMITED	1.03	Too Small	
AGL400719	RIVERSIDE WAY 1	UXBRIDGE	UB8 2YF	PICKERING PROPERTIES LIMITED	1.85	Too Small	
AGL399051	OXFORD ROAD CAR PARKING OPP WATERSIDE HOUSE	UXBRIDGE	UB8 1HS	WITTENHAM INVESTMENTS LIMITED	1.6	Too Small	
AGL13595	ROCKINGHAM ROAD BUMBLEBEE HOUSE, 5	UXBRIDGE	UB8 2UB	ADVANCED BUSINESS EQUIPMENT HOLDINGS LIM	0.2	Too Small	
NGL327790	ROCKINGHAM ROAD POPES QUAY	UXBRIDGE	UB8 2UB		0.08	Too Small	
AGL3224	ROCKINGHAM ROAD 3	UXBRIDGE	UB8 2UB	MDFX LIMITED	0.1	Too Small	
AGL3225	ROCKINGHAM ROAD 4	UXBRIDGE	UB8 2UB		0.08	Too Small	
AGL71995	ROCKINGHAM ROAD 2 & 4	UXBRIDGE	UB8 2ZZ		0.06	Too Small	
NGL383803	RIVERSIDE WAY 51	UXBRIDGE	UB8 2YF	SUNFLOWER INDUSTRIAL PROPERTY NOMINEE 2	1.67	Too Small	
NGL355844	ROCKINGHAM ROAD 1	UXBRIDGE	UB8 2ZZ	ACORN PRECISION COMPONENTS LIMITED	0.06	Too Small	
AGL74625	ROCKINGHAM ROAD 3	UXBRIDGE	UB8 2ZZ	LILDEN LEICESTER LIMITED	0.14	Too Small	
NGL86010	ROCKINGHAM ROAD ROCKINGHAM ROAD PUMP STATI	UXBRIDGE	UB8 2UB	UNIQUE PUB PROPERTIES LIMITED	0.15	Too Small	
NGL367422		UXBRIDGE			0.06	Too Small	
MX133755	ROCKINGHAM ROAD ROCKINGHAM WHARF	UXBRIDGE	UB8 2UH		0.05	Too Small	
AGL573268		UXBRIDGE			0.05	Too Small	
AGL75570		UXBRIDGE			0	Too Small	
AGL364962		UXBRIDGE		SHEPHERDS BUSH HOUSING ASSOCIATION LIMIT	0.67	Too Small	
NGL390614	ROCKINGHAM ROAD DOLPHIN BRIDGE HOUSE	UXBRIDGE	UB8 2FE	PM DOLPHIN (UXBRIDGE) LIMITED	0.78	Too Small	
NGL422476	ROCKINGHAM ROAD SHERATON HOUSE, 2	UXBRIDGE	UB8 2UB	BASSITON LEASING LIMITED	0.22	Too Small	
AGL367189	RIVERSIDE WAY 35	UXBRIDGE	UB8 2YF	BRIDGE UK PROPERTIES 2 NOMINEE 1, LIMITED	2.31	Too Small	
NGL22242		UXBRIDGE			0.03	Too Small	
AGL78554		UXBRIDGE			0	Too Small	
AGL103195	HIGHBRIDGE INDUSTRIAL ESTATE ACCESS ROAD ELE	UXBRIDGE	UB8 1LX	ARRI (GB) LIMITED	3.9	Too Small	
NGL561275	RIVERSIDE WAY ELECTRICITY SUB STATION 68M FROM	UXBRIDGE	UB8 2YF	THE MAYOR AND BURGESSES OF THE LONDON B	13.81	Electricity Sub Station	
MX211741		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0	Too Small	
MX383618		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too Small	
NGL44089		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.03	Too Small	
MX467138	ROCKINGHAM ROAD POST BOX 14M FROM SHERATON	UXBRIDGE	UB8 2UB	THE MAYOR AND BURGESSES OF THE LONDON B	0.09	Too Small	
MX381833		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.03	Too Small	
MX274259		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0	Too Small	
AGL167744	RIVERSIDE WAY BROWNS MEADOW	UXBRIDGE	UB8 2YF	CANAL AND RIVER TRUST	1.39	Too Small	
AGL198575		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.07	Too Small	
NGL174275		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too Small	
MX314922		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0	Too Small	
MX249297		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too Small	
MX309107		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too Small	
NGL276981		UXBRIDGE		THE MAYOR AND BURGESSES OF THE LONDON B	0.01	Too Small	
AGL418385	RIVERSIDE WAY WEIR HOUSE, 50	UXBRIDGE	UB8 2YF	SHEPHERDS BUSH HOUSING ASSOCIATION LIMIT	0.13	Residential	
AGL167794				CANAL AND RIVER TRUST	1.29	Too Small	
MX389484				THE MAYOR AND BURGESSES OF THE LONDON B	0	Too Small	
MX122825					0.08	Too Small	
AGL78626					0.01	Too Small	
MX237993		WEST DRAYTON	UB7 0AQ		31.77	Land south of Saxon Lake.	
		WEST DRAYTON	UB7 9JS	INGREBOURNE HARMONDSWORTH LIMITED	19.76	Land to the east of Saxon Lake. Planning for Phased mineral extraction, including ancillary activities, with restoration to agriculture. Too small unless part of wider site assembly	
AGL358044							
MX111247	COLNBROOK BY PASS CELLNET SITE AT THE GOVERN	HAYES	UB7 0ZZ	THE SECRETARY OF STATE FOR COMMUNITIES A	17.27	Immigration Removal Centre	
NGL325108	MOOR LANE ELECTRICITY SUB STATION 24M FROM 35	WEST DRAYTON	UB7 0AP	BRITISH AIRWAYS PLC	10.07	Part of British Airways site	
AGL155103	MOOR LANE LAND FORMING PLOT 5 PROSPECT PARK	WEST DRAYTON	UB7 0AR	THE LONDON DIOCESAN FUND	9.47	Greenbelt. Adj to Saxon Way Trading Estate. Too small	
	SAXON WAY 1 & 2	HAYES	UB7 0LW	CELLA UK 4 TRUSTEE 1 LIMITED	8.14	Saxon Way Industrial Estate. Fully let to 8 tenants. Site too small. Flood Zone 3 on either side	
MX139211		WEST DRAYTON	UB7 9JS	INGREBOURNE HARMONDSWORTH LIMITED	7.65	Same ownership as Title No. MX237993 above. Would need to be part of wider site assembly	
NGL560899							
MX251684	SPEEDBIRD WAY ELECTRICITY SUB STATION 134M FR	WEST DRAYTON	UB7 0HD	BRITISH TELECOMMUNICATIONS PUBLIC LIMITED	5.32	Office Building, limited opportunity for site assembly	
MX2127		WEST DRAYTON	UB7 0PD	TRANSPORT FOR LONDON	3.08	Too Small	
AGL138031	MOOR LANE BRIDGE OVER DUKE OF NORTHUMBERLAN	WEST DRAYTON	UB7 0AS	THE ENVIRONMENT AGENCY	2.91	Too Small	
MX233418	ACCOMMODATION LANE CENTRE OF POND 80M FROM	WEST DRAYTON	UB7 0AS		1.92	Too Small	
NGL329096	MOOR LANE MOOR LANE ALLOTMENTS	WEST DRAYTON	UB7 0AS	THE MAYOR AND BURGESSES OF THE LONDON B	1.75	Too Small	
AGL210436		WEST DRAYTON		TRANSPORT FOR LONDON	1.66	Too Small	
MX219061		WEST DRAYTON		TRANSPORT FOR LONDON	1.32	Too Small	
NGL404476		WEST DRAYTON			1.02	Too Small	
NGL281719	MOOR LANE SCOTCH LAKE FARM	WEST DRAYTON	UB7 0AS		0.85	Too Small	
MX368618		WEST DRAYTON		BRITISH AIRWAYS PLC	0.76	Too Small	
AGL205624		WEST DRAYTON		TRANSPORT FOR LONDON	0.64	Too Small	
AGL206377		WEST DRAYTON		TRANSPORT FOR LONDON	0.62	Too Small	
AGL601266		WEST DRAYTON		NATIONAL HIGHWAYS LIMITED	0.39	Too Small	
MX125087		WEST DRAYTON		WILLIAM BOYER AND SONS LIMITED	0.36	Too Small	
NGL339093		WEST DRAYTON		TARMAC PROPERTIES LIMITED	0.35	Too Small	
AGL98917	MOOR LANE BROOKSIDE	WEST DRAYTON	UB7 0AR		0.34	Too Small	
AGL40454		WEST DRAYTON		BRITISH AIRWAYS PLC	0.33	Too Small	
AGL206077		WEST DRAYTON		TRANSPORT FOR LONDON	0.27	Too Small	
NGL304918		WEST DRAYTON			0.13	Too Small	
AGL205892		WEST DRAYTON		TRANSPORT FOR LONDON	0.11	Too Small	
MX270064	COLNBROOK BY- PASS 5	WEST DRAYTON	UB7 0HG	SAFFRON SOLUTIONS LIMITED	0.11	Too Small	
MX476987	COLNBROOK BY- PASS 2	WEST DRAYTON	UB7 0HG		0.11	Too Small	
MX189994	COLNBROOK BY- PASS 7	WEST DRAYTON	UB7 0HG		0.1	Too Small	
NGL245229	COLNBROOK BY- PASS 8	WEST DRAYTON	UB7 0HG	SAFFRON SOLUTIONS LIMITED	0.1	Too Small	
MX79082	COLNBROOK BY- PASS 3	WEST DRAYTON	UB7 0HG	SAFFRON SOLUTIONS LIMITED	0.1	Too Small	
NGL138232	COLNBROOK BY- PASS 4	WEST DRAYTON	UB7 0HG	SAFFRON SOLUTIONS LIMITED	0.1	Too Small	

NGL330163				TARMAC PROPERTIES LIMITED	0.1	Too Small	
MX239244	COLNBROOK BY- PASS 6	WEST DRAYTON	UB7 0HG	SAFFRON SOLUTIONS LIMITED	0.09	Too Small	
AGL142522				HEATHROW AIRPORT LIMITED	0.08	Too Small	
AGL187783				HEATHROW AIRPORT LIMITED	0.07	Too Small	
AGL111830				BRITISH AIRWAYS PLC	0.05	Too Small	
AGL51243	THE ISLAND FOOTBRIDGE OVER RIVER COLNE	HEATHROW	UB7 0ES		0.03	Too Small	
MX325613				THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.01	Too Small	
MX464795				BRITISH AIRWAYS PLC	226.23	British Airways. Part Flood Zone 3.	
AGL35047	BRITISH AIRWAYS COMMUNITY LEARNING CENTRE ADJACENT TO HATCH LANE ELECTRICITY SUB STATION 35M FROM 27	WEST DRAYTON	UB7 0PD	UNITED UK 2020 PROPCO 12 S. A. R. L.	7.68	Summit Centre Office/Industrial Scheme. Owned by Mileway, fully let to 7 tenants. Too small. Would need to form part of wider site assembly	
AGL33883	SKYPORT DRIVE 1	WEST DRAYTON	UB7 0LB	LEGAL & GENERAL PROPERTY PARTNERS (INDUSTRIAL)	5.02	Skyport Drive Industrial Estate. Would require extinguishing 10 existing losses. Too small Would need to form part of wider site assembly	
NGL296584	PUBLIC FOOTPATH COLNBROOK BY- PASS TO SUMMIT CENTRE	WEST DRAYTON	UB7 0FX	T.M. HOTELS (HEATHROW) LIMITED	6.57	Sheraton Heathrow Hotel, would need to form part of larger site assembly. Too small Would need to form part of wider site assembly	
AGL97940					18.58	Greenbelt. North of Summit centre	
MX153670	SKYPORT DRIVE SNACK BAR AT	HAYES	UB7 0LB		0.5	Too small	
AGL206552				TRANSPORT FOR LONDON	0.37	Too small	
NGL296894				TRANSPORT FOR LONDON	2.43	Too small	
AGL210391				TRANSPORT FOR LONDON	0.52	Too small	
AGL8847				CERF II UK LOGISTICS PROPCO 4 LIMITED	1.81	Too small	
NGL65846	SIPSON ROAD CCH LTD HEATHROW COACH CENTRE	WEST DRAYTON	UB7 0HN	CAPPARD ESTATES (LH) LIMITED	3.81	Too small	
AGL571273	HARMONDSWORTH ROAD CHERRY YARD AT	WEST DRAYTON	UB7 9JS	HEATHROW 1 LIMITED	0.66	Too small	
AGL92536	HIGH STREET 2	HAYES	UB7 0AQ	SHELL U.K. LIMITED	0.57	Petrol Station	
NGL164821	HOLLOWAY LANE ELECTRICITY SUB STATION 141M FROM HIGH STREET	WEST DRAYTON	UB7 0AE	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.03	Too small	
AGL213546	HIGH STREET THE POUND	HAYES	UB7 0ZZ	THE INCUMBENT OF THE BENEFICE OF ST MARY	2.46	Cemetery	
AGL154427	HIGH STREET HARMONDSWORTH CEMETERY	WEST DRAYTON	UB7 0AQ	THE HISTORIC BUILDINGS AND MONUMENTS COMMISSION	0.78	Too small	
NGL572578	HIGH STREET HARMONDSWORTH GREAT BARN (ENGLAND)	WEST DRAYTON	UB7 0AQ		1.71	Too small	
AGL95338					0.03	Too small	
NGL564550					0.59	Too small	
AGL171489	HIGH STREET MANOR COURT	WEST DRAYTON	UB7 0AQ	HEATHROW 1 LIMITED	1.1	Too small	
MX234824				CAPPARD ESTATES (LH) LIMITED	0.32	Too small	
AGL154436	HIGH STREET ST MARY'S VICARAGE	WEST DRAYTON	UB7 0AQ	THE INCUMBENT OF THE BENEFICE OF ST MARY	0.07	Too small	
MX337351				THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.68	Too small	
AGL332892	PUBLIC FOOTPATH LITTLE BENTY TO HIGH STREET EL	WEST DRAYTON	UB7 0AQ	HEATHROW 1 LIMITED	0.11	Too small	
NGL542086	BLONDELL CLOSE 1	WEST DRAYTON	UB7 0NL	HEATHROW AIRPORT LIMITED	0.01	Too small	
NGL6428					0.55	Too small	
NGL362221				CAPPARD ESTATES (LH) LIMITED	4.24	National Highway	
NGL19007		HARMONDSWORTH	UB7 0AA	NATIONAL HIGHWAYS LIMITED	33.8	Land north of Holloway Lane A3044 and south of M4.	
MX457647	HARMONDSWORTH ROAD COMMUNICATION MAST NORTH OF HIGH STREET	WEST DRAYTON	UB7 9HX	COUNTY & DISTRICT PROPERTIES LIMITED	0.15	Too small	
NGL475719	HIGH STREET SUN HOUSE	WEST DRAYTON	UB7 0AQ		0.56	Too small	
AGL97203	SIPSON ROAD GAS PRESSURE REDUCTION STATION	WEST DRAYTON	UB7 0AE	CADENT GAS LIMITED	0.17	Too small	
NGL14413				HEATHROW AIRPORT LIMITED	0.08	Too small	
MX354274	HOLLOWAY LANE HEATHROW HOUSE. 45	WEST DRAYTON	UB7 0AE	HEATHROW AIRPORT LIMITED	0.7	Too small	
NGL65845	SIPSON ROAD ELECTRICITY SUB STATION NORTH OF HIGH STREET	WEST DRAYTON	UB7 0HN	CERF II UK LOGISTICS PROPCO 4 LIMITED	4.96	Garden Centre, too small	
NGL5914	HOLLOWAY LANE ALIAS CAR WASH ANSELL GARDEN CENTRE	HAYES	UB7 0AE	THE PLANT AND SHRUBS CENTRE LIMITED	2.58	Primary School	
MX466489	HARMONDSWORTH LANE HEATHROW PRIMARY SCHOOL	HAYES	UB7 0JQ	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	65.41	AGGREGATE PROCESSING PLANT AND PREMISES. Planning refused for solar farm in 2015.	
	SIPSON ROAD BUS SHELTER EAST OF THE PLOUGH PH	WEST DRAYTON	UB7 0HW	SUEZ UK ENVIRONMENT LTD	5.75	Farm. Too small	
NGL2214					3.13	Farm. Too small	
MX125086	LAND EAST OF HOLLOWAY LANE	WEST DRAYTON	UB7 0LF		14.77	Too small	
MX090138	LAND EAST OF HOLLOWAY LANE	WEST DRAYTON	TW19 7AW	CHERLINE LIMITED	0.02	Too small	
NGL370525				THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	1.76	Too small	
MX301712				THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	1.49	Too small	
NGL10549				NATIONAL HIGHWAYS LIMITED	2.61	Too small	
MX480516				THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.47	Too small	
NGL76542				THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.24	Too small	
AGL40786	HARMONDSWORTH LANE ELECTRICITY SUB STATION 35M FROM 27	WEST DRAYTON	UB7 0JQ	THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	7.2	Industrial estate with 3 tenants.	
NGL406124				THE PLANT AND SHRUBS CENTRE LIMITED	8.56	Polar Park industrial estate	
AGL38214	BATH ROAD AIRPORT GATE BUSINESS CENTRE	WEST DRAYTON	UB7 0NA	AIRPORT INDUSTRIAL GP LIMITED	3.11	Polar Park industrial estate	
MX141221	BATH ROAD 2A	HAYES	UB7 0DA	PENGUIN BOOKS LIMITED	3.24	Too small , could combine with ,adjacent sites but complex task with number of leasehold interests and would not deliver sufficiently large site	
MX56630	BATH ROAD 1	HAYES	UB7 0DA	PENGUIN BOOKS LIMITED			
	BATH ROAD 1ST FLR BALPA HOUSE 5	HAYES	UB7 0DQ	ORBIT DEVELOPMENTS (SOUTHERN) LIMITED	4.85	Too small	
AGL513					1.88	Too small , could combine with ,adjacent sites but complex task with number of leasehold interests and would not deliver sufficiently large site	
AGL166448	HEATHROW BOULEVARD ACCESS ROAD ELECTRICITY SUB STATION 107M FROM BEDFORD COURT	WEST DRAYTON	UB7 0DQ	PHOENIX LIFE LTD	1.45	Too small	
	BATH ROAD 1 HEATHROW BOULEVARD, 286	HEATHROW	UB7 0DQ	ORBIT DEVELOPMENTS (SOUTHERN) LIMITED	1.68	Too small , could combine with ,adjacent sites but complex task with number of leasehold interests and would not deliver sufficiently large site	
AGL44054							
AGL39907	BATH ROAD ELECTRICITY SUB STATION THE GROVE	HEATHROW	UB7 0DG	AFT1 HOTELS LIMITED		Too small	
	BATH ROAD 1ST FL AT 282	HAYES	UB7 0DQ	ORBIT DEVELOPMENTS (SOUTHERN) LIMITED		Too small , could combine with ,adjacent sites but complex task with number of leasehold interests and would not deliver sufficiently large site	
AGL44055							
NGL304641	HARMONDSWORTH LANE 1ST FLR OFFICE 2 ANNEX AT 282	WEST DRAYTON	UB7 0LQ	GHL (AVIATION HOUSE) LIMITED	1.26	Too Small	
AGL59339	HARMONDSWORTH LANE 1ST FLR OFFICE 2 ANNEX AT 282	WEST DRAYTON	UB7 0LQ	GHL (AVIATION HOUSE) LIMITED	0.39	Too Small	
AGL199729	SIPSON WAY SIPSON COMMUNITY CENTRE	HAYES	UB7 0ZZ	THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	14.23	Little Harlington Playing Fields and Community Centre	
				ORBIT DEVELOPMENTS (SOUTHERN) LIMITED	0.16	Too small , could combine with ,adjacent sites but complex task with number of leasehold interests and would not deliver sufficiently large site	
AGL3196					0.6	Too Small	
AGL3475	HARMONDSWORTH LANE HOME FARM	WEST DRAYTON	UB7 0AY		0.19	Too Small	
NGL86298				AFT1 INVESTMENTS LIMITED	85.86	Heathrow Fields Park and Garden/ Landfill	
MX150037	HARMONDSWORTH LANE ELECTRICITY SUB STATION 35M FROM 27	WEST DRAYTON	UB7 0AE	BNS COMPANY (PROPERTY HOLDINGS) LIMITED	1.55	Too Small	
MX109508	BATH ROAD POLAR PARK	HEATHROW	UB7 0EX	PENGUIN BOOKS LIMITED	0.12	Too Small	
AGL3384				BNS COMPANY (PROPERTY HOLDINGS) LIMITED	0.16	Too Small	
MX274258				PHOENIX LIFE LTD	0.09	Too Small	
MX400717	HARMONDSWORTH LANE 59	WEST DRAYTON	UB7 0JQ	HEATHROW AIRPORT LIMITED	107.79	Home Farm	
AGL185031	CHURCHIN PATH PUBLIC FOOTPATH ELECTRICITY SUB STATION 107M FROM BEDFORD COURT	WEST DRAYTON	UB7 0AZ		22.11	Heathrow Fields Park and Garden	
MX345875	SIPSON ROAD ELECTRICITY SUB STATION 82M FROM HIGH STREET	WEST DRAYTON	UB7 0JQ	HEATHROW AIRPORT LIMITED	14.82	Holiday Inn Hotel. Too small	
NGL118697	SIPSON LANE LADY NAFISA SCHOOL	HAYES	UB7 0HP	R. HEATHROW MM J4 PROPCO LIMITED	0.38	School	
MX141291	SIPSON ROAD THE PLOUGH PH, 239	HAYES	UB7 0JG	HAVELI LIMITED	0.61	Public House	
NGL47767	SIPSON ROAD THE PLOUGH PH, 239	HAYES	UB7 0JG	UNIQUE PUB PROPERTIES LIMITED	2.81	Too small	
NGL494393	SIPSON ROAD 241	WEST DRAYTON	UB7 0HP	LEWDOWN HOLDINGS LIMITED	1.64	Too small.	
NGL163576	VINERIES CLOSE SIPSON FARM	WEST DRAYTON	UB7 0JH	LEWDOWN HOLDINGS LIMITED	0	Utility	
AGL247183				THAMES WATER UTILITIES LIMITED	6.29	Too small.	
NGL412847	SIPSON LANE COMMUNICATION MAST EAST OF INGLETON ROAD	HAYES	UB7 0JG	LEWDOWN HOLDINGS LIMITED	4.97	Too small.	
NGL395232		WEST DRAYTON	UB7 0HP	LEWDOWN HOLDINGS LIMITED	1.64	Too small.	
NGL395233				LEWDOWN HOLDINGS LIMITED	0.73	Too small	
AGL137038				HEATHROW AIRPORT LIMITED	4.53	Too small	
MX313303	SIPSON LANE WALL GARDEN FARM	WEST DRAYTON	UB7 0JG	J. S. PROPERTY COMPANY LIMITED	0.5	Too small	
NGL350902					13.48	Part of quarry	
NGL22651	M4 JUNCTION 4 TO JUNCTION 4A CENTRE OF POND 13	WEST DRAYTON	UB7 0JG	SIPSON GREEN LIMITED	0.16	Too Small	
AGL602143				NATIONAL HIGHWAYS LIMITED	44.76	Quarry	
MX463165	M4 JUNCTION 4 TO JUNCTION 3 CENTRE OF POND 208	HAYES	UB3 1LL	SIPSON GREEN LIMITED	0.21	Highways	
AGL195394				NATIONAL HIGHWAYS LIMITED	2.25	Too small.	
AGL124081	BATH ROAD DUKES PLACE	HAYES	UB7 0ZZ	SUNFLOWER INDUSTRIAL PROPERTY NOMINEE 2	5.03	Dog kennels adj to airport	
SY340912	BEDFORD COURT ELECTRICITY SUB STATION 107M FROM BEDFORD COURT	HEATHROW	TW19 6BN				
SY342621	SPOUT LANE MAIN ROAD NURSERIES	HEATHROW	TW19 6BW	HEATHROW AIRPORT LIMITED	59.3	Commercial property adj to airport. Too small.	
	SPOUT LANE BEDFORD COURT ESTATE	HEATHROW	TW19 6BP	HL3 LIMITED	0.78	Greenbelt. Adj to airport. Leased to West London Pipeline and Storage Ltd.	
AGL183794					18.66	Greenbelt. Adj to airport. Leased to West London Pipeline and Storage Ltd.	
AGL25155	BATH ROAD ARIEL MAST WEST OF 2 BUNGALOW FARM	WEST DRAYTON	UB7 0EL	HEATHROW AIRPORT LIMITED	0.26	Too Small	
MX480163	BATH ROAD CAR PARKING SPACES FOR MOORBRIDGE	WEST DRAYTON	UB7 0EH	THE MAYOR AND BURGESSSES OF THE LONDON BOROUGH OF SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.11	Utility	
MX145236	BATH ROAD AR ADJ SPRINGFIELD	HAYES	UB7 0EW		0.89	Petrol Station	
MX19637	SPOUT LANE MAIN ROAD NURSERIES	HEATHROW	TW19 6BS	SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	15.5	Highway	
NGL100619	BATH ROAD PETROLEUM METERING STATION	HEATHROW	UB7 0EW	UNITED KINGDOM OIL PIPELINES LIMITED	0.33	Too Small	
AGL535774	M25 JUNCTION 14A TO JUNCTION 13 ON SLIP ELECTRICITY SUB STATION 107M FROM BEDFORD COURT	HEATHROW	SL3 0BQ	NATIONAL HIGHWAYS LIMITED			
AGL136257	SPOUT LANE NORTH 9	STAINES-UPON-T	TW19 6BW				



AGL544188		STAINES-UPON-T	TW 19 6BW	NATIONAL HIGHWAYS LIMITED	9.33	Highway
SY382865	SPOUT LANE NORTH 8	STAINES-UPON-T	TW 19 6BW		0.13	Too Small
SY630642	SPOUT LANE NORTH ROBBS HAULAGE	STAINES-UPON-T	TW 19 6BW		0.43	Too Small
AGL389528		STAINES-UPON-T	TW 19 6BP	NATIONAL HIGHWAYS LIMITED	5.75	Highway
SY573196	SPOUT LANE BEDFORD COURT ESTATE	STAINES-UPON-T	TW 19 6BP		0.25	Too Small
MX122824		STAINES-UPON-THAMES		NATIONAL HIGHWAYS LIMITED	0.31	Highway
SY551422		STAINES-UPON-T	TW 19 6BP	NATIONAL HIGHWAYS LIMITED	5.8	Highway
MX297207		STAINES-UPON-T	UB7 0EW		10.75	Farm. Too small
AGL 190236		STAINES-UPON-THAMES		NATIONAL HIGHWAYS LIMITED	0.22	Highway
AGL226841		STAINES-UPON-THAMES			0.17	Too Small
AGL180587		STAINES-UPON-THAMES			0.55	Too Small
AGL85395		STAINES-UPON-T	SL3 0NY	NATIONAL HIGHWAYS LIMITED	7.14	Highway
SY377646	SPOUT LANE NORTH RIVERBANK	STAINES-UPON-T	TW 19 6BW		0.15	Too Small
NGL498428	BATH ROAD LAND ADJOINING ORCHARD FARM	HEATHROW	UB7 0EW	HEATHROW AIRPORT LIMITED	5.45	Greenbelt. Adj to airport Too small
SY546488				NATIONAL HIGHWAYS LIMITED	2.91	Highway
AGL49935				HEATHROW AIRPORT LIMITED	0.15	Too small
AGL105260	BATH ROAD T5 CONSTRUCTION WORKERS VILLAGE	HEATHROW	UB7 0EW	HEATHROW AIRPORT LIMITED	52.83	Greenbelt
MX128014	PART OF THE M25 MOTORWAY	LONGFORDMOOR	SL3 0NY	THE MAYOR AND BURGESSES OF THE LONDON B	7.05	Part of Motorway Services
MX242977				THE MAYOR AND BURGESSES OF THE LONDON B	2.69	Too Small
SY378804	SPOUT LANE NORTH 11	STAINES-UPON-T	TW 19 6BW	HEATHROW AIRPORT LIMITED	0.09	Too Small
AGL92784				HEATHROW AIRPORT LIMITED	0.09	Too Small
MX145235				HEATHROW AIRPORT LIMITED	0.26	Too Small
AGL48364				HEATHROW AIRPORT LIMITED	0.16	Too Small
AGL240458					0.04	Too Small
SY383320	SPOUT LANE NORTH 10	STAINES-UPON-T	TW 19 6BW	HEATHROW AIRPORT LIMITED	0.12	Too Small
AGL7637				HEATHROW AIRPORT LIMITED	0.21	Too Small
SY605990	SPOUT LANE NORTH SKY PARK SERVICES	HEATHROW	TW 19 6BN	HEATHROW AIRPORT LIMITED	17.21	Greenbelt. Too small
AGL134712	AIRPORT WAY ELECTRICITY SUB STATION EAST OF M25	HEATHROW	TW 19 6BQ	NATIONAL HIGHWAYS LIMITED	18.14	part of the M25 motorway
NGL208966				THE MAYOR AND BURGESSES OF THE LONDON B	0.02	Too Small
NGL48491				HEATHROW AIRPORT LIMITED	0.41	Too Small
SY531416				AIRPETS LIMITED	0.08	Too Small
NGL8063				HEATHROW AIRPORT LIMITED	0.05	Too Small
MX86808		LONGFORD	SL3 0EN	THE MAYOR AND BURGESSES OF THE LONDON B	4.12	leased to Total for gas pipeline
MX226389	STANWELL MOOR ROAD ELECTRICITY SUB STATION 31	HEATHROW	UB7 0EW	THE MAYOR AND BURGESSES OF THE LONDON B	5.67	part of A3044
MX271167	BATH ROAD MOOR BRIDGE AMENITY LAND	HEATHROW	UB7 0EW	THE MAYOR AND BURGESSES OF THE LONDON B	5.53	leased to United Kingdom Oil Pipelines Ltd
NGL18558				HEATHROW AIRPORT LIMITED	2.82	Too Small
SY616459				NEOFORCE LIMITED	0.71	Too Small
AGL47788				HEATHROW AIRPORT LIMITED	1.78	Too Small
AGL180634				THE MAYOR AND BURGESSES OF THE LONDON B	0.22	Too Small
SY499138	SPOUT LANE NORTH QUARANTINE KENNELS	STAINES-UPON-T	TW 19 6BW	AIRPETS LIMITED	0.38	Too Small
AGL210479				TRANSPORT FOR LONDON	1.99	Too Small
AGL190205				NATIONAL HIGHWAYS LIMITED	0.64	Too Small
NGL302895				HEATHROW AIRPORT LIMITED	0.21	Too Small
NGL553910				HEATHROW AIRPORT LIMITED	1.09	Too Small
NGL18557				HEATHROW AIRPORT LIMITED	2.6	Too Small
SY580499	SPOUT LANE BEDFORD COURT ESTATE	STAINES-UPON-T	TW 19 6BP	HEATHROW AIRPORT LIMITED	0.14	Too Small
SY419670	HORTON ROAD AC STONE AT VERMEULENS	STAINES-UPON-T	TW 19 6AE		2.76	Too Small
SY506320	GLENHAVEN DRIVE LAND OFF	STANWELL MOOR	TW 19 6AF	MAP COMMERCIAL PROPERTIES LIMITED	1.25	Too Small
SY382146	HORTON ROAD STANWELL MOOR RECREATION GROUP	STANWELL MOOR	TW 19 6AG	SPELTHORNE BOROUGH COUNCIL	2.69	Too Small
SY373723	HORTON ROAD 123	STAINES-UPON-T	TW 19 6AF		0.05	Too Small
SY419669	HORTON ROAD KESTREL	STAINES-UPON-T	TW 19 6AE	SC WILLOWS LIMITED	0.8	Too Small
SY426048		STAINES-UPON-THAMES		SC WILLOWS LIMITED	0.33	Too Small
SY697454	HITHERMOOR ROAD PEGASUS STABLES	STAINES-UPON-T	TW 19 6AT		1.08	Too Small
SY366161	HORTON ROAD 125	STAINES-UPON-T	TW 19 6AF		0.05	Too Small
SY357296		STAINES-UPON-THAMES		SURREY COUNTY COUNCIL	0.03	Too Small
SY411152		STAINES-UPON-THAMES		SURREY COUNTY COUNCIL	0.06	Too Small
MX325935		STAINES-UPON-THAMES		THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.04	Too Small
SY489158		STAINES-UPON-THAMES		LEADBURN PROPERTIES LIMITED	0.78	Too Small
SY361672	HORTON ROAD COLD STREAM	STAINES-UPON-T	TW 19 6AF	LEADBURN PROPERTIES LIMITED	0.08	Too Small
SY897853					0.52	Too Small
SY413385	HORTON ROAD STANWELL MOOR RECREATION GROUP	STANWELL MOOR	TW 19 6AG	SPELTHORNE BOROUGH COUNCIL	4.95	Too Small
MX423874				CENTRAL ELECTRICITY GENERATING BOARD	0.13	Utility
SY347762	HORTON ROAD LAND TO THE SOUTH OF	STANWELL MOOR	TW 19 6AE	J AND F HOLDINGS LIMITED	26.17	Recycling plant. Leased to 3 tenants.
SY373453				SURREY COUNTY COUNCIL	0.08	Too Small
SY467149					1.25	Too Small
SY608718				WILLOWSLEA FARM LIMITED	0.02	Too Small
SY349191	SPOUT LANE OPEN FIELD SOUTH EAST OF	STANWELL MOOR	TW 19 6AG	STANWELL GREEN LIMITED	38.3	Greenbelt.
SY359985				SURREY COUNTY COUNCIL	0.02	Too Small
SY485347	HORTON ROAD YELLOW STOCKS	STAINES-UPON-T	TW 19 6AE		0.2	Too Small
AGL67106	SOUTHERN PERIMETER ROAD HEATHROW SOUTH SIDE	HOUNSLOW	TW 6 3PF	CONDUIT STREET HOLDINGS LIMITED	0.84	Petrol Station
SY361115	STANWELL MOOR ROAD SKYLINK HOUSE	STAINES-UPON-T	TW 19 6AB	SKYLINK HEATHROW LIMITED	1.14	Too Small
SY498842	HORTON ROAD STANWELL PLACE	STAINES-UPON-T	TW 19 7NS		0.09	Too Small
SY479949		STAINES-UPON-T	TW 19 6AB	CEMEX UK OPERATIONS LIMITED	5.73	Too Small
SY430735	HORTON ROAD STANWELL PLACE	STAINES-UPON-T	TW 19 7NS		0.16	Too Small
SY571101					0.02	Too Small
SY331430	STANWELL MOOR ROAD STANWELL QUARRY	STANWELL	TW 19 7NY	CEMEX UK OPERATIONS LIMITED	37.9	Stanwell Quarry
SY399970		STAINES-UPON-T	TW 19 6AB	CEMEX UK OPERATIONS LIMITED	12.68	Stanwell Quarry
SY488442				SKYLINK HEATHROW LIMITED	0.59	Too Small
SY396035	PARK ROAD CENTRE OF POND 157M FROM STANHOPE	STANWELL	TW 19 7NT	CEMEX UK OPERATIONS LIMITED	21.82	Stanwell Quarry
MX230476				HEATHROW AIRPORT LIMITED	1.68	Too Small
MX230347				THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.22	Too Small
SY532771	STANWELL MOOR ROAD LAND ADJACENT TO SKYLINK	STANWELL	TW 19 6AB	SKYLINK HEATHROW LIMITED	0.23	Too Small
SY439015				CEMEX UK OPERATIONS LIMITED	1.16	Too Small
SY374042	STANWELL MOOR ROAD OPEN FIELD OFF ROUNDABOUT	STANWELL	TW 19 6AB	CEMEX UK OPERATIONS LIMITED	1.77	Too Small
SY505974	HORTON ROAD PARK COTTAGES	STANWELL MOOR	TW 19 7NS		1.44	Too Small
SY374917	OAKS ROAD AIR QUALITY MONITORING STATION BAA	STANWELL	TW 19 7JX	HEATHROW AIRPORT LIMITED	10.37	Greenbelt. Too small.
SY407367					0.06	Too Small
SY498205	HORTON ROAD PARK COTTAGES	STAINES-UPON-T	TW 19 7NS		0.12	Too Small
SY498009	NORTHUMBERLAND CLOSE BLACKBURN TRADING EST	STANWELL	TW 19 7LN	HECF STANWELL S.A.R.L.	7.1	Too Small
SY665582	BEDFORD ROAD CARGO POINT	STANWELL	TW 19 7NZ	HEATHROW AIRPORT LIMITED	6.62	leased to Dnata. Industrial building.
SY457454	LONG LANE BUILDBASE R/O LONGFORD HOUSE	STAINES-UPON-T	TW 19 7AJ	LEADBURN PROPERTIES LIMITED	0.12	Too Small
SY844995	CLARE ROAD STANWELL FIELDS CHURCH OF ENGLAND	STANWELL	TW 19 7DB	THE LONDON DIOCESAN BOARD FOR SCHOOLS	1.81	Too Small
SY538623	LONG LANE BUILDERS YARD	STANWELL	TW 19 7AN	J AND F HOLDINGS LIMITED	1.93	Too Small
SY587037	BEDFORD ROAD LANCASTER HOUSE	STAINES-UPON-T	TW 19 7LN	HECF CARGO POINT LIMITED	0.17	Too Small
SY475430	CLAY LANE SPROGGETT HOUSE	STAINES-UPON-T	TW 19 7AY	WHEELS VAN CENTRES LIMITED	0.43	Too Small
SY528390	CLAY LANE SPROGGETT HOUSE	STANWELL	TW 19 7AY	WHEELS VAN CENTRES LIMITED	0.04	Too Small
SY612075	BEDFORD ROAD JAS FORWARDING UK LTD	STANWELL	TW 19 7AN	SANDVILLE PROPERTIES LIMITED	2.44	Too Small
SY760768	CLEVELAND PARK 25	STAINES-UPON-T	TW 19 7LX		0.03	Too Small
SY765061	CLEVELAND PARK 23	STAINES-UPON-T	TW 19 7LX		0.03	Too Small
SY402897		WEST DRAYTON	TW 19 7AW		3.37	Too Small
SY451341	NORTHUMBERLAND CLOSE BLACKBURN TRADING EST	STANWELL	TW 19 7LN	HECF STANWELL S.A.R.L.	3.43	Too Small
SY715193	CLEVELAND PARK 24	STAINES-UPON-T	TW 19 7LX		0.03	Too Small
SY647128	CLEVELAND PARK 1	STAINES-UPON-T	TW 19 7LX		0.02	Too Small
SY823177	CLEVELAND PARK 28	STAINES-UPON-T	TW 19 7LX		0.03	Too Small
SY621575				THAMES WATER UTILITIES LIMITED	1.3	Too Small
SY572708				THE LONDON DIOCESAN BOARD FOR SCHOOLS	1.63	Too Small
SY820678	CLEVELAND PARK 26	STAINES-UPON-T	TW 19 7LX		0.02	Too Small
SY340385					0.04	Too Small
SY720247	CLEVELAND PARK 21	STAINES-UPON-T	TW 19 7LX		0.02	Too Small
SY754973	CLEVELAND PARK 22	STAINES-UPON-T	TW 19 7LX	MOT PROPERTY LIMITED	0.02	Too Small
SY342115					0.07	Too Small
SY880255					0.01	Too Small
SY840367				J AND F HOLDINGS LIMITED	0.05	Too Small
SY864141					0.28	Too Small
SY339969					0.08	Too Small
SY718248				CLEVELAND PARK MANAGEMENT COMPANY LIMITED	0.09	Too Small
SY699939	CLAY LANE LAND AT END OF	STANWELL	TW 19 7AY	SPELTHORNE BOROUGH COUNCIL	2.68	Too Small
SY637022					0.02	Too Small
SY453771	LONG LANE GLOUCESTER COTTAGES	STANWELL	TW 19 7AN	LEADBURN PROPERTIES LIMITED	0.08	Too Small
SY340687					0.05	Too Small
SY725506				WVC LAND AND DEVELOPMENTS LIMITED	0.01	Too Small

SY39880	LONG LANE FULWOOD COURT	STAINES-UPON-T	TW 19 7AS		0.05	Too Small	
SY471069	NORTHUMBERLAND CLOSE ELECTRICITY SUB STATION	STANWELL	TW 19 7LX	SAUDI ARABIAN AIRLINES CORPORATION	3.12	Too Small	
SY339715	LONG LANE FULWOOD COURT	STAINES-UPON-T	TW 19 7AS		0.04	Too Small	
SY621426	CLEVELAND PARK 10	STAINES-UPON-T	TW 19 7LX	AZDOMINION HOUSING OPTIONS LIMITED	0.62	Too Small	
SY429480				LYON GROUP LIMITED	0.62	Too Small	
SY489193	LONG LANE GLOUCESTER COTTAGES	STAINES-UPON-T	TW 19 7AN	LEADBURN PROPERTIES LIMITED	0.24	Too Small	
SY498230		STAINES-UPON-T	TW 19 7LX	ONEE TRUSTEE SERVICES LIMITED	4.47	Too Small	
SY390249	CLARE ROAD STANWELL FIELDS CHURCH OF ENGLAN	STANWELL	TW 19 7DB	SURREY COUNTY COUNCIL	5.3	Too Small	
SY701103				WVC LAND AND DEVELOPMENTS LIMITED	0.06	Too Small	
SY758958	CLEVELAND PARK 27	STAINES-UPON-T	TW 19 7LX		0.02	Too Small	
SY448033				THAMES WATER UTILITIES LIMITED	0.01	Too Small	
SY660847	CLAY LANE WORKS	STAINES-UPON-T	TW 19 7AR		0.54	Too Small	
SY797165	CLAY LANE ELECTRICITY SUB STATION 34M FROM 13A	STANWELL	TW 19 7AW	ASHFORD CORPORATION LIMITED	0.06	Too Small	
SY453770				LEADBURN PROPERTIES LIMITED	0.38	Too Small	
SY883196					0.17	Too Small	
SY470392		STAINES-UPON-T	TW 19 7AW		7.91	Too Small	
SY476618				LEADBURN PROPERTIES LIMITED	0.35	Too Small	
MX432593				G.F. FALCONER AND SON LIMITED	0	Too Small	
MX261231	CAMBRIA GARDENS LONG LANE RECREATION GROUND	STAINES-UPON-T	TW 19 7ER	SPELTHORNE BOROUGH COUNCIL	18.69	Public amenity land.	
NGL29725	ASCOT ROAD 1	FELTHAM	TW 14 8QH	EXPEDITORS INTERNATIONAL (UK) LIMITED	9.43	Owner occupied industrial estate. Too small.	
NGL242839	STAINES ROAD CENTRICA PLC ADJ AVIA PARK	FELTHAM	TW 14 8RS	RLUKREF NOMINEES (UK) ONE LIMITED	2.5	Too Small	
MX306013	STAINES ROAD 771	FELTHAM	TW 14 8RS	HPUT A LIMITED	1.8	Too Small	
SY796013	STANWELL ROAD 66A	ASHFORD	TW 15 3DU	THE HOWARD PARTNERSHIP TRUST	28.59	Thomas Knivvett College	
SY782193	CHURCH ROAD CENTRE OF POND 141M FROM FLAT 4.	ASHFORD	TW 15 3DT	THE INDEPENDENT EDUCATIONAL ASSOCIATION	29.5	St. Davids School	
MX433104	CLOCKHOUSE LANE CLOCKHOUSE SERVICE STATION	FELTHAM	TW 14 8RD	EURO GARAGES LIMITED	1.04	Too Small	
MX388619	STAINES ROAD 785	FELTHAM	TW 14 8RX		1.72	Too Small	
NGL452774 Bedford	CLOCKHOUSE LANE ELECTRICITY SUB STATION AT PR	FELTHAM	TW 14 8QA	HEATHROW AIRPORT LIMITED	70.44	Bedford lake	
MX149610	CLOCKHOUSE LANE BRIDGE FARM	FELTHAM	TW 14 8QA		3.26	Too Small	
AGL86772	STAINES ROAD ADVERTISING ADJACENT 765	FELTHAM	TW 14 8RS	JCDECAUX UNITED LIMITED	0.01	Too Small	
SY787974	LONDON ROAD ADJ 1	FELTHAM	TW 14 8RW	ASHFORD CORPORATION LIMITED	10.24	Too small.	
SY713626				EXPEDITORS INTERNATIONAL (UK) LIMITED	0.91	Too Small	
SY799870	LONDON ROAD LAND TO THE WEST OF EDWARD WAY	ASHFORD	TW 15 3AY	ASHFORD CORPORATION LIMITED	4.7	Too Small	
NGL350908				EXPEDITORS INTERNATIONAL (UK) LIMITED	0.42	Owner occupied industrial estate. Too small.	
SY630712					1.8	Too Small	
AGL92117		BEDFONT	TW 14 8QH	EXPEDITORS INTERNATIONAL (UK) LIMITED	7.32	Owner occupied industrial estate. Too small.	
SY548208	EDWARD WAY SAILBOARD CLUB HOUSE, 32A	ASHFORD	TW 15 3AY		5.43	Too Small	
AGL2820					0.54	Too Small	
NGL363383				EXPEDITORS INTERNATIONAL (UK) LIMITED	0.26	Owner occupied industrial estate. Too small.	
SY348479	LONDON ROAD PUMPING STATION	ASHFORD	TW 14 8RW	ESSO PETROLEUM COMPANY, LIMITED	0.06	Too Small	
MX434345		FELTHAM	TW 14 8QA	HEATHROW AIRPORT LIMITED	3.19	Too Small	
SY716488		FELTHAM	TW 14 8RT	HEATHROW AIRPORT LIMITED	52.07	Bedford lake	
NGL194690		ASHFORD	TW 14 8QH	HEATHROW AIRPORT LIMITED	7.16	Bedford lake	
MX430448	CLOCKHOUSE LANE 97	FELTHAM	TW 14 8QA	TRANSPORT FOR LONDON	1.87	Too Small	
AGL207030				TRANSPORT FOR LONDON	0	Too Small	
SY716155				HEATHROW AIRPORT LIMITED	0.07	Too Small	
SY756132				HEATHROW AIRPORT LIMITED	0.58	Too Small	
NGL193968	STAINES ROAD 753	FELTHAM	TW 14 8RX	WRENBRIDGE (FRED HEATHROW) LLP	14.9	Planning for industrial site. Too small.	
NGL193405				HPUT A LIMITED	0.39	Too Small	
MX471139				HEATHROW AIRPORT LIMITED	0.57	Too Small	
AGL136200					0.09	Too Small	
SY533120				HEATHROW AIRPORT LIMITED	1.8	Too Small	
MX287804					0.05	Too Small	
SY571603	STANWELL ROAD UNIT 1	ASHFORD	TW 15 3DT	METRIC GP INCOME PLUS LIMITED	2.62	Too Small	
SY584680	STANWELL ROAD STATION YARD	ASHFORD	TW 15 3DT	WEYL ENTERPRISES LIMITED	0.99	Too Small	
SY546404				WEYL ENTERPRISES LIMITED	0.06	Too Small	
SY415637				THE SPELTHORNE BOROUGH COUNCIL	0.17	Too Small	
SY887171	LONDON ROAD SHORTWOOD COMMON	STAINES-UPON-T	TW 18 4JL	STARLIFT PROPERTIES LIMITED	36.77	Shortwood Common. Public Amenity Land.	
SY419000		STAINES-UPON-T	TW 18 4NS	STARLIFT PROPERTIES LIMITED	4.05	Too Small	
MX448441		STAINES-UPON-T	TW 18 4JX	SPELTHORNE BOROUGH COUNCIL	5.02	Too Small	
SY690984	LONDON ROAD CENTRE OF POND 161M FROM HENRY	ASHFORD	TW 18 4JX	HENRY STREETER (SAND & BALLAST) LIMITED	59.77	Quarry. In SHLAA	
SY416347	STATION CRESCENT ASHFORD PARK COUNTY PRIMAR	ASHFORD	TW 15 3HN	SURREY COUNTY COUNCIL	8.23	Primary School	
SY772426		ASHFORD	TW 15 3JB	HENRY STREETER (SAND & BALLAST) LIMITED	4.98	Too Small	
SY416266	STATION CRESCENT CAR PARK	ASHFORD	TW 15 3HN	SPELTHORNE BOROUGH COUNCIL	11.51	Too Small	
SY879920		STAINES-UPON-T	TW 19 6EB	NATIONAL HIGHWAYS LIMITED	12.87	Highway	
SY638606	MOOR LANE PONDS BETWEEN M25 AND	STAINES-UPON-T	TW 19 6EE	CEMEX UK OPERATIONS LIMITED	6.74	Too Small	
SY643954				CEMEX UK OPERATIONS LIMITED	1.23	Too Small	
SY357372	MOOR LANE EAST LAKE	STAINES-UPON-T	TW 19 6EF	KINGSMOOR ANGLERS LIMITED	0.93	Too Small	
	M25 JUNCTION 14 TO JUNCTION 13 CENTRE OF POND	HEATHROW	TW 19 6EQ	WEJ INVESTMENT PROPERTIES LIMITED	220.32	River Colne runs directly through it. Staines Moor. Situated between Wraybury Reservoir and King George VI Reservoir	
SY693921							
SY716191	LEYLANDS LANE ASPHALT PLANT	STANWELL MOOR	TW 19 6BG	BRETT AGGREGATES LIMITED	131.43	Quarry.	
SY570382		STAINES-UPON-T	TW 19 6EQ	BRETT AGGREGATES LIMITED	42.32	Quarry.	
SY675747	M25 JUNCTION 14 TO JUNCTION 13 CENTRE OF POND	HEATHROW	TW 19 6AZ		13.66	Farm. Too small	
SY816135	MOOR LANE LAND TO THE EAST OF	STAINES-UPON-T	TW 19 6EQ		6.94	Green belt adj to M25	
SY586377		STAINES-UPON-T	TW 19 6EQ	SPELTHORNE BOROUGH COUNCIL	6.85	Green belt, part of Staines Moor	
SY773939		STAINES-UPON-T	TW 19 6BG	NATIONAL HIGHWAYS LIMITED	6.63	Highways	
SY672689	MOOR LANE CAMBRIDGE KENNELS	STAINES-UPON-T	TW 18 6EG		6.14	Too Small. Flood Zone 3	
SY553983	RUSSET CLOSE CENTRE OF POND 57M FROM 6 FARM	STANWELL MOOR	TW 19 6AY		6.08	Too Small. Flood Zone 3	
SY705492		STANWELL	TW 19 6BG	PENGUIN BOOKS LIMITED	3.1	Too Small	
SY645887	LEYLANDS LANE COMMUNICATION STATION 1 ADJACE	STANWELL MOOR	TW 19 6BG	PENGUIN BOOKS LIMITED	1.24	Too Small	
BK332534	HORTON ROAD SOUTHERN HUB	SLOUGH	SL3 0DX	SEGRE (POYLE 14) LIMITED	2.06	Too Small	
BK332448	MATHISEN WAY VALOR PARK HEATHROW	SLOUGH	SL3 0FJ	VREP POYLE LIMITED	7.02	Too Small	
BK332533	CALDER WAY CROSSFLIGHT HOUSE UNIT B1	SLOUGH	SL3 0BQ	CEP CBRE UK PROPERTY NOMINEE 1 LIMITED	8.09	Too Small	
BK332736	AUGUSTINE CLOSE ARAMEX HOUSE	SLOUGH	SL3 0ER	NORTHERN IRELAND LOCAL GOVERNMENT OFFICE	3.02	Too Small	
BK330168	BLACKTHORNE ROAD ELECTRICITY SUB STATION 21M	SLOUGH	SL3 0AX	TAMESIDE METROPOLITAN BOROUGH COUNCIL	4.63	Too Small	
BK332123	POYLE ROAD BRITANNIA INDUSTRIAL ESTATE	SLOUGH	SL3 0BH	SBC PENSION TRUST LIMITED	3.53	Too Small	
BK332447	BLACKTHORNE ROAD MCKAY TRADING ESTATE	SLOUGH	SL3 0AH	IWS NOMINEES 1 LIMITED	3.98	Too Small	
BK332625	COLDALDE ROAD AIR TRANSCO HOUSE	SLOUGH	SL3 0HQ	LOTHBURY PROPERTY TRUST COMPANY LIMITED	5.77	Too Small	
BK332938	CALDER WAY ELECTRICITY SUB STATION 43M FROM M	SLOUGH	SL3 0AT	PRUDENTIAL ASSURANCE CO. LTD	3.32	Too Small	
BK332320	WILLOW ROAD 1	SLOUGH	SL3 0BS		0.11	Too Small	
BK332425	BLACKTHORNE ROAD MONTANA BAKERY	SLOUGH	SL3 0AP	MIWA LIMITED	1.66	Too Small	
BK340970	BLACKTHORNE ROAD 9	SLOUGH	SL3 0DQ	AIRPORT INDUSTRIAL GP LIMITED	4.59	Too Small	
BK464158	COLDALDE ROAD AIR HUB	SLOUGH	SL3 0HQ	PERSEQUOR LIMITED	0.76	Too Small	
BK332399	PRESCOTT ROAD 4	SLOUGH	SL3 0AE	VANTAGE SOUTH PROPCO LIMITED	0.68	Too Small	
BK332734	BLACKTHORNE ROAD BLACKTHORNE HOUSE	SLOUGH	SL3 0DQ	THE OLIVE TREE LIMITED	0.54	Too Small	
BK477544	HORTON ROAD IBIS BUDGET LONDON HEATHROW TS	SLOUGH	SL3 0AT	SCTS PROPERTIES LIMITED	1.64	Too Small	
BK332322	WILLOW ROAD POYLE TECH CENTRE	SLOUGH	SL3 0DP	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.76	Too Small	
BK332714	HORTON ROAD UNIT 1	SLOUGH	SL3 0DF	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.93	Too Small	
BK328338	POYLE ROAD GLOBAL HOUSE	SLOUGH	SL3 0DS	NSS TRUSTEES LIMITED	1	Too Small	
BK332124	ARKWRIGHT ROAD 5	SLOUGH	SL3 0HJ	LOTHBURY PROPERTY TRUST COMPANY LIMITED	0.92	Too Small	
BK332704	HORTON ROAD HITCHCOCK HOUSE	SLOUGH	SL3 0DF	HIREWORKS PROPERTY LIMITED	0.62	Too Small	
BK332616	PRESCOTT ROAD HEATHROW AVIATION CENTRE	SLOUGH	SL3 0AE	ROWANMOOR TRUSTEES LIMITED	0.45	Too Small	
BK332718	BLACKTHORNE ROAD TALON HOUSE 6	SLOUGH	SL3 0AL	HAWK MANAGEMENT CONSULTING LLP	0.47	Too Small	
BK332911	BLACKTHORNE CRESCENT UNIT 11	SLOUGH	SL3 0OR	AIRPORT INDUSTRIAL GP LIMITED	0.27	Too Small	
BK332393	BLACKTHORNE ROAD 1	SLOUGH	SL3 0SB	ST. JAMES'S PLACE UK PLC	0.64	Too Small	
BK332716	POYLE ROAD ACER HOUSE	SLOUGH	SL3 0GX	BANK OF NEW YORK MELLON INTERNATIONAL) L	0.51	Too Small	
BK332710	HORTON ROAD ELECTRICITY SUB STATION 80M FROM	SLOUGH	SL3 0DL	RIAS LANDMARK LIMITED	0.66	Too Small	
BK332627	ARKWRIGHT ROAD 9	SLOUGH	SL3 0HJ	FULTON ESTATES LIMITED	0.34	Too Small	
BK332614	PRESCOTT ROAD POWER WORKS	SLOUGH	SL3 0AE	KNIGHTSBRIDGE AND GENERAL INVESTMENTS LI	0.54	Too Small	
BK332327	WILLOW ROAD 2 & 6	SLOUGH	SL3 0BS	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	1.01	Too Small	
BK332927	BLACKTHORNE ROAD MODULAS HOUSE	SLOUGH	SL3 0DQ	HANWORTH (COLNBROOK) LIMITED	0.33	Too Small	
BK471452	ARKWRIGHT ROAD AIR HUB	SLOUGH	SL3 0AA	AIR HUB PROPERTY LTD	0.25	Too Small	
BK332917	BLACKTHORNE CRESCENT UNIT 10	SLOUGH	SL3 0GR	AIRPORT INDUSTRIAL GP LIMITED	0.18	Too Small	
BK333181	POYLE ROAD A T S LIMITED	SLOUGH	SL3 0AA	ATS PROPERTY AND REAL ESTATE LIMITED	0.26	Too Small	
BK333182	COLDALDE ROAD 5 - 7	SLOUGH	SL3 0HQ	AMB ENGINEERING LIMITED	0.54	Too Small	
BK328916	COLDALDE ROAD 2	SLOUGH	SL3 0HQ	GUEST EXPRESS HOLDINGS LIMITED	0.44	Too Small	
BK332506	DAVID ROAD 8	SLOUGH	SL3 0DB	PORTSOKEN TRUSTEES (NO.2) LIMITED	0.24	Too Small	
BK332318	WILLOW ROAD ISL HOUSE	SLOUGH	SL3 0DA	INCOGNITO SECURITY LIMITED	0.14	Too Small	
BK332521	DAVID ROAD 18	SLOUGH	SL3 0DG	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.53	Too Small	
BK328725	WILLOW ROAD 21	SLOUGH	SL3 0BS		0.25	Too Small	
BK332522	DAVID ROAD 1	SLOUGH	SL3 0DB	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.34	Too Small	

BK332717	POYLE ROAD GROUND FLOOR	SLOUGH	SL3 0AY	HORNBLOWER SERVICES LIMITED	1	Too Small
BK332720	BLACKTHORNE ROAD CAR PARK AT	SLOUGH	SL3 0AL	HORNBLOWER SERVICES LIMITED	0.43	Too Small
BK471839	DAVID ROAD 12	SLOUGH	SL3 0DG	PLASPIPES INVESTMENT LIMITED	0.7	Too Small
BK332527	DAVID ROAD 11 - 13	SLOUGH	SL3 0DB	MIWA LIMITED	0.26	Too Small
BK351891	WILLOW ROAD 13	SLOUGH	SL3 0BS	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.3	Too Small
BK332921	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT		0.07	Too Small
BK332524	DAVID ROAD 5	SLOUGH	SL3 0DG	ONE WORLD COMMERCIAL REAL ESTATE LTD	0.27	Too Small
BK460266	COLINDALE ROAD AIR HUB	SLOUGH	SL3 0AA	UNITED BUSINESS EXPRESS LIMITED	0.17	Too Small
BK332530	DAVID ROAD 17	SLOUGH	SL3 0DG	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.3	Too Small
BK332529	DAVID ROAD 15	SLOUGH	SL3 0DG		0.28	Too Small
BK453975	DAVID ROAD 2 & 4B	SLOUGH	SL3 0DG		0.28	Too Small
BK332518	DAVID ROAD 6	SLOUGH	SL3 0DG		0.28	Too Small
BK332922	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT		0.05	Too Small
BK333183	COLINDALE ROAD 9	SLOUGH	SL3 0HQ	WORLDBLADE LIMITED	0.32	Too Small
BK332326	WILLOW ROAD 8 - 10	SLOUGH	SL3 0BS	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.17	Too Small
BK332712	HORTON ROAD UNIT 1 R/O WESTPORT BUSINESS PAR	SLOUGH	SL3 0DF	CARTEL LOGISTICS LIMITED	0.39	Too Small
BK331666	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT	RUBYBLOU PROPERTY LIMITED	0.05	Too Small
BK331662	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT	MIWA LIMITED	0.06	Too Small
BK332052	COLINDALE ROAD 3	SLOUGH	SL3 0HQ		0.19	Too Small
BK332920	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT		0.05	Too Small
BK332532	WILLOW ROAD 9	SLOUGH	SL3 0BS		0.2	Too Small
BK332523	DAVID ROAD 3	SLOUGH	SL3 0DG		0.25	Too Small
BK332909	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT	MERIDIAN PROPERTY ASSOCIATES LIMITED	0.03	Too Small
BK472189	DAVID ROAD 10	SLOUGH	SL3 0DG	SUNBURY MANUFACTURING CO. LIMITED	0.28	Too Small
BK332311	WILLOW ROAD 17	SLOUGH	SL3 0BS		0.21	Too Small
BK332517	DAVID ROAD 4A	SLOUGH	SL3 0DG		0.25	Too Small
BK332043	BLACKTHORNE ROAD WESTBAY HOUSE	SLOUGH	SL3 0AP	MAHARAJ DISTRIBUTION LIMITED	0.09	Too Small
BK375786	WILLOW ROAD 11	SLOUGH	SL3 0BS	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.36	Too Small
BK332312	WILLOW ROAD 15 (REAR)	SLOUGH	SL3 0BS	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.21	Too Small
BK332315	WILLOW ROAD 7	SLOUGH	SL3 0BS		0.21	Too Small
BK339244	BLACKTHORNE ROAD POLYGON BUSINESS CENTRE	SLOUGH	SL3 0QT	DORSET FREEDOM PROPERTIES LIMITED	0.04	Too Small
BK332317	WILLOW ROAD 5	SLOUGH	SL3 0BS	SALTWATER PROPERTIES LIMITED	0.15	Too Small
BK332324	WILLOW ROAD 12	SLOUGH	SL3 0BS	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.17	Too Small
BK332526	DAVID ROAD 9	SLOUGH	SL3 0DB	ONE WORLD COMMERCIAL REAL ESTATE LTD	0.26	Too Small
BK332513	WILLOW ROAD 21A	SLOUGH	SL3 0BS		0.06	Too Small
BK332323	WILLOW ROAD 14	SLOUGH	SL3 0BS		0.18	Too Small
BK332944	POYLE ROAD THE GOLDEN CROSS	SLOUGH	SL3 0BN	GREENE KING RETAILING LIMITED	0.27	Too Small
BK332309	WILLOW ROAD 19	SLOUGH	SL3 0BS		0.16	Too Small
BK444810	BLACKTHORNE ROAD TELECOMMUNICATIONS MAST A	SLOUGH	SL3 0BS	NEOS NETWORKS LIMITED	0	Too Small
BK332126	POYLE ROAD TELECOMMUNICATIONS MAST	SLOUGH	SL3 0AA	SURREY COUNTY COUNCIL	0.31	Too Small
BK332384		SLOUGH		SURREY COUNTY COUNCIL	0.02	Too Small
BK332008		SLOUGH		SOUTHERN ELECTRIC PLC	0.01	Too Small
BK332391		SLOUGH		SURREY COUNTY COUNCIL	0.02	Too Small
SY620365		SLOUGH		SURREY COUNTY COUNCIL	0.14	Too Small
BK332945		SLOUGH		SURREY COUNTY COUNCIL	0.02	Too Small
BK332389		SLOUGH		VANTAGE SOUTH PROPCO LIMITED	0.55	Too Small
BK332006		SLOUGH		BREEZECRAFT LIMITED	0.91	Too Small
BK332709	HORTON ROAD 6	SLOUGH	SL3 0BB	PDC UK 7 LIMITED	1.6	Too Small
BK332705	HORTON ROAD ELECTRICITY SUB STATION 86M FROM	SLOUGH	SL3 0DF	PDC UK 7 LIMITED	1.57	Too Small
BK452295		SLOUGH		ST. JAMES'S PLACE UK PLC	0.03	Too Small
BK332931	HORTON ROAD ELECTRICITY SUB STATION 60M FROM	STANWELL MOOF	SL3 0AT	NATIONAL HIGHWAYS LIMITED	0.13	Too Small
BK399745		SLOUGH		SLOUGH BOROUGH COUNCIL	0.34	Too Small
BK332528		SLOUGH		MIWA LIMITED	0.27	Too Small
BK332715		SLOUGH		SURREY COUNTY COUNCIL	0.1	Too Small
BK332012		SLOUGH		THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.22	Too Small
BK333180		SLOUGH		SURREY COUNTY COUNCIL	0.02	Too Small
BK331985	PRESCOTT ROAD ELECTRICITY SUB STATION 86M FRO	SLOUGH	SL3 0AE	SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.01	Too Small
BK331997		SLOUGH		THAMES WATER UTILITIES LIMITED	0.02	Too Small
BK44657		SLOUGH		AIRPORT INDUSTRIAL GP LIMITED	0.01	Too Small
BK332005	BLACKTHORNE ROAD ELECTRICITY SUB STATION 27M	SLOUGH	SL3 0BS	SSE SERVICES PLC	0.03	Too Small
BK332445		SLOUGH		SPELTHORNE BOROUGH COUNCIL	0.01	Too Small
BK332528	NEWLANDS DRIVE TANK 59M FROM D H I INTERNATIONAL	SLOUGH	SL3 0DX	SEGRO (POYLE 14) LIMITED	3.18	Too Small
BK332003		SLOUGH		SSE SERVICES PLC	0	Too Small
BK332125		SLOUGH		SURREY COUNTY COUNCIL	0.1	Too Small
BK331595	DAVID ROAD ELECTRICITY SUB STATION 16M FROM UN	SLOUGH	SL3 0QT	POLYGON BUSINESS CENTRE MANAGEMENT (PO	0.42	Too Small
BK333744		SLOUGH		SURREY COUNTY COUNCIL	0.08	Too Small
BK332942		SLOUGH		SURREY COUNTY COUNCIL	0.05	Too Small
BK332002		SLOUGH		THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.08	Too Small
BK332617		SLOUGH		SURREY COUNTY COUNCIL	0.01	Too Small
BK332719		SLOUGH		SURREY COUNTY COUNCIL	0.15	Too Small
BK330014		SLOUGH	SL3 0DX	SEGRO (POYLE 14) LIMITED	4.12	Too Small
BK332735		SLOUGH		NORTHERN IRELAND LOCAL GOVERNMENT OFFIC	0.61	Too Small
BK331992		SLOUGH		THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.04	Too Small
SY624284	HORTON ROAD POYLE PARK	SLOUGH	SL3 0AU	SURREY COUNTY COUNCIL	2.35	Too Small
BK332536		SLOUGH		SEGRO (POYLE 14) LIMITED	2.17	Too Small
BK332404	BLACKTHORNE ROAD ELECTRICITY SUB STATION 26M	SLOUGH	SL3 0AP	ST. JAMES'S PLACE UK PLC	2.38	Too Small
BK332508		SLOUGH		SURREY COUNTY COUNCIL	0	Too Small
BK472769		SLOUGH		PERSEQUOR LIMITED	0.38	Too Small
BK332939		SLOUGH		SURREY COUNTY COUNCIL	0.06	Too Small
BK332397	BLACKTHORNE ROAD ELECTRICITY SUB STATION 30M	SLOUGH	SL3 0AL	ST. JAMES'S PLACE UK PLC	0.48	Too Small
BK332395		SLOUGH		ST. JAMES'S PLACE UK PLC	0.34	Too Small
BK332697		SLOUGH		SPELTHORNE BOROUGH COUNCIL	0	Too Small
SY827028		STAINES-UPON-T	TW19 6EQ	ULUS AND ULUS LIMITED	21.5	Irregular site. Likely to be too small
SY349837		SLOUGH		THE SOUTHERN ELECTRICITY BOARD	0.08	Too Small
BK329650		SLOUGH		THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.01	Too Small
BK332943		SLOUGH		SURREY COUNTY COUNCIL	0.04	Too Small
BK332928	BLACKTHORNE CRESCENT ELECTRICITY SUB STATION	SLOUGH	SL3 0QR	AIRPORT INDUSTRIAL GP LIMITED	3.53	Too Small
BK332930		SLOUGH		THE BOROUGH COUNCIL OF SPELTHORNE	0	Too Small
BK331991		SLOUGH		THE COUNTY COUNCIL OF THE ADMINISTRATIVE	0.02	Too Small
BK332325		SLOUGH		LEGAL & GENERAL PROPERTY PARTNERS (INDUS	0.17	Too Small
BK466346	POYLE ROAD AIR HUB	SLOUGH	SL3 0AA	J L NORMAN LIMITED	0.22	Too Small
BK332015		SLOUGH		THAMESIDE METROPOLITAN BOROUGH COUNCIL	0.08	Too Small
BK332926		SLOUGH		AIRPORT INDUSTRIAL GP LIMITED	0.62	Too Small
SY734112		SLOUGH		B R P ASSETS LIMITED	0.03	Too Small
BK980310	HORTON ROAD LAND BETWEEN JUNCTION 13 AND 14	STANWELL MOOF	SL3 0AT	B R P ASSETS LIMITED	15.72	Too Small
BK331998		SLOUGH		SSE SERVICES PLC	0.27	Too Small
BK332390		SLOUGH		VAAG RANI COMMCO LIMITED	0.63	Too Small
BK331988		SLOUGH		BREEZECRAFT LIMITED	0.69	Too Small
BK332007	POYLE ROAD PUMPING STATION	SLOUGH	SL3 0SB	THAMES WATER UTILITIES LIMITED	0.07	Too Small
BK332613		SLOUGH		SURREY COUNTY COUNCIL	0	Too Small
BK329511		SLOUGH		IWL HOLDINGS LIMITED	0.07	Too Small
BK333189	MILLBROOK WAY BRIDGE HOUSE	SLOUGH	SL3 0FH	MOUNTGREEN BRIDGE LIMITED	0.52	Too Small
BK333193		SLOUGH		KWASA LOGIX NO.4 LIMITED	0.15	Too Small
BK332733		SLOUGH		THE OLIVE TREE LIMITED	0.68	Too Small
BK332402		SLOUGH		ST. JAMES'S PLACE UK PLC	0.43	Too Small
BK333187		SLOUGH		VREP POYLE LIMITED	0.06	Too Small
BK447297		SLOUGH		SOUTHERN ELECTRIC POWER DISTRIBUTION PLC	0.02	Too Small
BK332041		SLOUGH		KNIGHTSBIDGE AND GENERAL INVESTMENTS LI	0.01	Too Small
BK333199		SLOUGH		HATHAWAY OPPORTUNITY FUND GENERAL PART	0.8	Too Small
BK424065		SLOUGH		KNIGHTSBIDGE AND GENERAL INVESTMENTS LI	0.04	Too Small
BK332531		SLOUGH		INCOGNITO SECURITY LIMITED	0.1	Too Small
BK442825		SLOUGH		SSE SERVICES PLC	0	Too Small
BK332708		SLOUGH		SURREY COUNTY COUNCIL	0.07	Too Small
BK333190		SLOUGH		VREP POYLE LIMITED	0.01	Too Small
BK332632		SLOUGH		ARCHAYLEN PROPERTY LIMITED	0.13	Too Small
BK329649		SLOUGH		SURREY COUNTY COUNCIL	0.27	Too Small
BK333186		SLOUGH		ENVIRONMENT AGENCY	0.06	Too Small
SY391880		SLOUGH		SURREY COUNTY COUNCIL	0.04	Too Small
BK426478	THE SITE OF A DISUSED RAILWAY LINE TO THE SOUTH	SLOUGH	SL3 0DA	COLNBROOK HEIGHTS LIMITED	4.11	Too Small
BK509757		SLOUGH		THAMES WATER UTILITIES LIMITED	0.03	Too Small
BK332525	DAVID ROAD 7	SLOUGH	SL3 0DB	WAGSTAFF FOUNDRIES (HOLDINGS) LIMITED	0.27	Too Small

BK332400		SLOUGH		SURREY COUNTY COUNCIL	0.02	Too Small	
BK342304	MILLBROOK WAY 1	SLOUGH	SL3 0HE	KWASA LOGIX NO. 4 LIMITED	1.34	Too Small	
BK365443	POPLAR CLOSE 9A	SLOUGH	SL3 0PQ	BRITISH OVERSEAS BANK NOMINEES LIMITED	2.33	Too Small	
BK332948		SLOUGH		SURREY COUNTY COUNCIL	0.23	Too Small	
BK331993		SLOUGH		VREP POYLE LIMITED	0.33	Too Small	
BK332081		SLOUGH		VREP POYLE LIMITED	0.03	Too Small	
BK333194		SLOUGH		HATHAWAY OPPORTUNITY FUND GENERAL PART	0.75	Too Small	
BK331978		SLOUGH		VREP POYLE LIMITED	0.32	Too Small	
BK332449		SLOUGH		VREP POYLE LIMITED	0.02	Too Small	
BK333195		SLOUGH		VREP POYLE LIMITED	0.06	Too Small	
BK331982		SLOUGH		VREP POYLE LIMITED	0.45	Too Small	
BK404013	PART OF THE M25 MOTORWAY	SLOUGH	SL3 0NY	NATIONAL HIGHWAYS LIMITED	4.62	Too Small	
AGL544215		STAINES-UPON-T	SL3 0BQ	NATIONAL HIGHWAYS LIMITED	50.17	Highway	
AGL65395		LONGFORDMOOR	SL3 0NY	NATIONAL HIGHWAYS LIMITED	7.14	Highway	
BK376142		SLOUGH		LONDON BALLAST COMPANY LIMITED	0.19	Too Small	
BK332172		SLOUGH	SL3 0NU	LANZ FARM LIMITED	17.16	Farm, Too small	
BK432906		STANWELL	TW19 6BG	NATIONAL HIGHWAYS LIMITED	3.23	Too Small	
SY542481		SLOUGH		NATIONAL HIGHWAYS LIMITED	0.02	Too Small	
AGL535746		WEST DRAYTON	SL3 0NY	NATIONAL HIGHWAYS LIMITED	18.98	Highway	
BK339291		SLOUGH		ENVIRONMENT AGENCY	0.06	Too Small	
BK331984	POYLE ROAD WIGGINS BUILDING SUPPLIES	SLOUGH	SL3 0BL	AIRPORT INDUSTRIAL GP LIMITED	48.44	Subject Site	
BK167998	STANWELL ROAD LAND TO THE NORTH OF POPLAR PL	SLOUGH	SL3 9PE	AIRPORT INDUSTRIAL GP LIMITED	18.04	Subject Site	
BK332947		WEST DRAYTON	SL3 0BL		9.54	Too Small	
BK328489	POYLE ROAD MANOR FARM CARAVAN PARK	SLOUGH	SL3 0BL		4.09	Too Small	
BK328485		SLOUGH	SL3 0EZ	AIRPORT INDUSTRIAL GP LIMITED	3.09	Subject Site	
BK380370		SLOUGH			1.44	Too Small	
BK332946	POYLE ROAD FLOROMA	SLOUGH	SL3 0BL		0.44	Too Small	
BK347041	POYLE ROAD POYLE FARM HOUSE	SLOUGH	SL3 0BL		0.24	Too Small	
BK332007	POYLE ROAD PUMPING STATION	SLOUGH	SL3 0SB	THAMES WATER UTILITIES LIMITED	0.07	Too Small	
BK328489	POYLE ROAD MANOR FARM CARAVAN PARK	SLOUGH	SL3 0BL	AIRPORT INDUSTRIAL GP LIMITED	4.09	Subject Site	
BK380370		SLOUGH		AIRPORT INDUSTRIAL GP LIMITED	1.44	Subject Site	
BK332946	POYLE ROAD FLOROMA	SLOUGH	SL3 0BL		0.44	Too Small	
BK347041	POYLE ROAD POYLE FARM HOUSE	SLOUGH	SL3 0BL		0.24	Too Small	
BK332007	POYLE ROAD PUMPING STATION	SLOUGH	SL3 0SB	THAMES WATER UTILITIES LIMITED	0.07	Too Small	
BK332939		SLOUGH		SURREY COUNTY COUNCIL	0.06	Too Small	
BK332942		SLOUGH		SURREY COUNTY COUNCIL	0.05	Too Small	
BK509757		SLOUGH		THAMES WATER UTILITIES LIMITED	0.03	Too Small	
BK332964	POYLE ROAD ELECTRICITY SUB STATION 44M FROM S	SLOUGH	SL3 0EZ		52.61	Too Small	
BK347342	PUBLIC RIGHT OF WAY COLN BRIDLEWAY NUMBER 2A	SLOUGH	SL3 0ED	GOODMAN COLNBROOK (JERSEY) LIMITED	103.52	Too Small	
BK435260	LAKESIDE ROAD CENTRE OF POND 134M FROM LAKES	SLOUGH	SL3 0FE	GOODMAN COLNBROOK (JERSEY) LIMITED	103.15	Too Small	
BK412101	COLNBROOK BY PASS COLNBROOK BATCHING PLANT	SLOUGH	SL3 0EA	SEGR0 (COLNBROOK) LIMITED	44.05	Too Small	
BK427677		WEST DRAYTON	SL3 0ED	GRUNDON SAND AND GRAVEL LIMITED	25.72	Too Small	
BK436437	COLNBROOK BY PASS ELECTRICITY SUB STATION 90M	SLOUGH	SL3 80Q	GOODMAN COLNBROOK (JERSEY) LIMITED	20.99	Too Small	
BK361997	LAKESIDE ROAD IVER SOUTH SEWAGE TREATMENT W	SLOUGH	SL0 9DX	THAMES WATER UTILITIES LIMITED	15.37	Too Small	
BK426234		SLOUGH	SL3 0ED	THAMES WATER UTILITIES LIMITED	11.62	Too Small	
BK363756		SLOUGH	SL3 8AB		10.84	Too Small	
BK365587	LAKESIDE ROAD ELECTRICITY SUB STATION 90M FROM	SLOUGH	SL3 0ED	GRUNDON WASTE MANAGEMENT LIMITED	8.16	Too Small	
BK386611	COLNBROOK BY PASS 1 - 10	SLOUGH	SL3 0ED	PROLOGIS UK 74 LIMITED	8.1	Too Small	
BK400322		SLOUGH	SL3 0EA	SEGR0 (COLNBROOK) LIMITED	7.49	Too Small	
BK427680	LAKESIDE ROAD EFW FACILITY	SLOUGH	SL3 0FE	GRUNDON SAND AND GRAVEL LIMITED	6.71	Too Small	
BK431687		SLOUGH	SL3 0EL	SLOUGH BOROUGH COUNCIL	6.71	Too Small	
BK156799	PUBLIC RIGHT OF WAY COLN FOOTPATH NUMBER 10	SLOUGH	SL3 8AF		6.01	Too Small	
BK156798		SLOUGH	SL3 8AB		5.43	Too Small	
BK329704	LAKESIDE ROAD ELECTRICITY SUB STATION 71M FROM	SLOUGH	SL3 0ED	IRP HOLDINGS LIMITED	5.06	Too Small	
BK336675	LAKESIDE ROAD CROSS DOCK 60	SLOUGH	SL3 0ED	UNITED UK 2020 PROPCO 12 S.A.R.L.	4.39	Too Small	
BK361054	LAKESIDE INDUSTRIAL ESTATE DPD HEATHROW DEP	SLOUGH	SL3 0ED	COLNBROOK INVESTMENTS LIMITED	4.12	Too Small	
BK354992		SLOUGH		COLNBROOK INVESTMENTS LIMITED	2.89	Too Small	
BK433101		SLOUGH		SLOUGH BOROUGH COUNCIL	2.82	Too Small	
BK357631	COLNBROOK BY PASS HEATHROW TRUCK AND VAN C	SLOUGH	SL3 0ED	IPT PROPERTY HOLDINGS LIMITED	2.6	Too Small	
BK425150		SLOUGH		NATIONAL HIGHWAYS LIMITED	1.91	Too Small	
BK245686		SLOUGH		J RAYNER AND SONS LIMITED	1.64	Too Small	
BM57119		SLOUGH			1.5	Too Small	
BK439988		SLOUGH		GOODMAN COLNBROOK (JERSEY) LIMITED	1.32	Too Small	
BK431723		SLOUGH		GOODMAN COLNBROOK (JERSEY) LIMITED	0.87	Too Small	
BM81342		SLOUGH			0.59	Too Small	
BK524364		SLOUGH		NATIONAL HIGHWAYS LIMITED	0.41	Too Small	
BK328576		SLOUGH		AFFINITY WATER LIMITED	0.26	Too Small	
BK486167		SLOUGH		NETWORK RAIL INFRASTRUCTURE LIMITED	0.24	Too Small	
BK354107	M25 JUNCTION 14 TO JUNCTION 15 ELECTRICITY SUB S	HEATHROW	SL3 0EN	WILLIAM BOYER AND SONS LIMITED	17.02	Too Small	
BM71441		SLOUGH	SL3 0ET	TORCHSOUND PROPERTIES LIMITED	13.41	Too Small	
BK328557		SLOUGH	SL3 0NJ	BAM NUTTALL LIMITED	10.54	Too Small	
BK450573	COLNBROOK BY PASS TELECOMMUNICATIONS MAST	SLOUGH	SL3 0EA		9.57	Too Small	
BM142881		SLOUGH	SL3 0PR		6.58	Too Small	
BM53399	COLNBROOK BY PASS CENTRE OF POND 132M FROM V	SLOUGH	SL3 0NJ		4.8	Too Small	
BK343877		SLOUGH	SL3 0RD		4.66	Too Small	
BK432387	RAYMOND CLOSE PIPPINS PARK	SLOUGH	SL3 0PP	SLOUGH BOROUGH COUNCIL	3.15	Too Small	
BK366573		SLOUGH			2.98	Too Small	
BK336322	COLNBROOK BY PASS LEADA ACROW LIMITED	SLOUGH	SL3 0ET	ASHTED PLANT HIRE COMPANY LIMITED	2.74	Too Small	
BK433826	COLNBROOK BY PASS THE RIVERSIDE CAFE	SLOUGH	SL3 0EA		2.46	Too Small	
BK439843		SLOUGH			2.35	Too Small	
BK373200	COLNBROOK BY PASS NOVELA HOUSE	SLOUGH	SL3 0EH	COLNBROOK INVESTMENT LTD	1.94	Too Small	
BM65690	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ		1.52	Too Small	
BK425076		SLOUGH		NATIONAL HIGHWAYS LIMITED	1.38	Too Small	
BK328569	COLNBROOK BY PASS CHEQUERS FILLING STATION	SLOUGH	SL3 0EH	RONTEC SERVICE STATION 1A LIMITED	1.34	Too Small	
BM81403	COLNBROOK BY PASS SPEEDWAY FARM	SLOUGH	SL3 0EA		1.09	Too Small	
BK425534		SLOUGH		CHANCERYGATE (COLNBROOK) MANAGEMENT CO	0.51	Too Small	
BK421238	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ		0.2	Too Small	
BK419697	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	JUMBO INVESTMENTS LIMITED	0.19	Too Small	
BK420503	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	EIGHTH DAY SOUND UK LIMITED	0.13	Too Small	
BK420510	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	UPPERWAY LIMITED	0.13	Too Small	
BK420511	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	UPPERWAY LIMITED	0.13	Too Small	
BK420504		SLOUGH		EIGHTH DAY SOUND UK LIMITED	0.13	Too Small	
BK425128		SLOUGH		NATIONAL HIGHWAYS LIMITED	0.13	Too Small	
BK420219	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	JETSTREAM LOGISTICS LIMITED	0.1	Too Small	
BK420506	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	LOGICHEM INVESTMENTS LIMITED	0.08	Too Small	
BK420507	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	MAPLES INVESTMENTS LIMITED	0.07	Too Small	
BK420508	BATH ROAD COLN INDUSTRIAL ESTATE	SLOUGH	SL3 0NJ	TATKO UK LIMITED	0.07	Too Small	
BK328575		SLOUGH		CHANCERYGATE (COLNBROOK) MANAGEMENT CO	0.0	Too Small	
NGL160680	STOCKLEY ROAD CROWNE PLAZA HOTEL	WEST DRAYTON	UB7 9NA	R. HEATHROW PROPCO LIMITED	40.78	Too Small	
NK1152736	STOCKLEY FARM ROAD KERVILLES SITE OFFICE RO	WEST DRAYTON	UB7 9BW	KERVILLE ASSOCIATES LIMITED	10.41	Too Small	
AGL121270		WEST DRAYTON		PROLOGIS UK LIMITED	0.48	Too Small	
AGL220144	STOCKLEY ROAD BUS SHELTER SOUTH OF STOCKLEY	WEST DRAYTON	UB7 9BN	THE MAYOR AND BURGESSES OF THE LONDON B	2.06	Too Small	

## STAGE 2 (Minimum Site Requirements)

Ranking: 1 (Pass), 2 (Pass with Some Faults), 3 (Fail)

Ranking: 1 (Pass), 2 (Pass with Some Faults), 3 (Fail)												
TITLE	ADDRESS	TOWN	POSTCODE	OWNER	ACREAGE	COMMENTS	RAO SCORE	Ability to Create regular shaped site of c. 25 acres	Physical Risks	Vacant Possession within 12 to 18 months	Aggregated Score	
AGL49469	IVER LANE 3RD YARD ON RHS	UXBRIDGE	UB8 2JG	TRADE SALE LTD	19.23	In River Colne Flood Plain. Part of larger site straddling Wallingford Road, possibility of larger site assembly, but not guaranteed. Various occupational leases on the site			2	2	3	7
AGL119955	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	PJN PROPERTIES LIMITED	4.21	In River Colne Flood Plain. Could be combined with above site but not guaranteed. Various occupational leases on the site			2	2	3	7
NGL284682	ESKDALE ROAD AMENITY LAND	UXBRIDGE	UB8 2RT	SUNFLOWER INDUSTRIAL PROPERTY NOMINEE 2	3.53	In River Colne Flood Plain. Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	3	7
AGL164435	WALLINGFORD ROAD 47	UXBRIDGE	UB8 2RW	TRADE SALE LTD	4.74	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	3	7
AGL135079	WALLINGFORD ROAD D S SMITH	UXBRIDGE	UB8 2SR	TRADE SALE LTD	0.45	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL119954	WALLINGFORD ROAD FLASH FILM TRANSPORT LTD	UXBRIDGE	UB8 2XS	TRADE SALE LTD	0.69	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL318646	WALLINGFORD ROAD BYRON HOUSE	UXBRIDGE	UB8 2RW	TRADE SALE LTD	5.22	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
MX254837	ESKDALE ROAD ALUMINIUM FABRICATIONS	UXBRIDGE	UB8 2RT	GLOBE EXHIBITIONS LIMITED	1.66	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			3	2	2	7
MX244433	ESKDALE ROAD A D WILLIAMS LIMITED	UXBRIDGE	UB8 2RT	PJN PROPERTIES LIMITED	0.41	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			3	2	2	7
AGL136159	WALLINGFORD ROAD 53	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.28	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
MX236649	ESKDALE ROAD UNIT B	UXBRIDGE	UB8 2RT	PJN PROPERTIES LIMITED	0.27	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			3	2	2	7
AGL258837	WALLINGFORD ROAD MARSH PLANT HIRE LTD	UXBRIDGE	UB8 2SS	TRADE SALE LTD	0.45	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL203062		UXBRIDGE		TRADE SALE LTD	0.02	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL143746	IVER LANE POST BOX 70M FROM PONDEROSA, OLD MIL	UXBRIDGE	UB8 2JH	TRADE SALE LTD	0.2	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL60617		UXBRIDGE		TRADE SALE LTD	0.25	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL140554		UXBRIDGE		TRADE SALE LTD	0.3	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL131533	WALLINGFORD ROAD L H T ANODISERS	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.15	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
AGL133815	WALLINGFORD ROAD MCH COACHWORKS	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.49	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly but not guaranteed. Various occupational leases on the site			2	2	2	6
BM220059	SLOUGH ROAD LAND BETWEEN RIVER COLNE AND IVER	IVER HEATH	UB8 2RT	ELDEMIRE CO. INC	39.36	Land to north of Woodlands Park Landfill Site, see planning application for data centre development			1	1	1	3
BM380115	IVER FOOTPATH 28 ELECTRICITY SUB STATION 172M FR	IVER	SL0 9LL	BUCKINGHAMSHIRE COUNCIL	79.38	Land to South of Iver Lane. See planning application for data centre development bto north on Woodlands Park Landfill Site			1	1	1	3
NGL389081	PACKET BOAT LANE CENTRE OF POND 122M FROM RIVE	UXBRIDGE	UB8 2JH	BOWLER PARTNERS LIMITED	21.17	Land to west of J C Motors, south of Packet Boat Lane. Partially within Flood plain and may require additional land.			2	1	1	4
BM330359	COURT LANE BODY SHOP AT COURT FARM	IVER	SL0 9HL	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) LI	27.95	Currently the subject of a planning appeal in connection with the development of a 13,850sqm data centre. Planning Office's Report stated that whilst proposed development would reduce activity on site it did not outweigh the impact of the scale of the development suggesting only a lower density scheme would be acceptable and consequently site may be too small			2	1	2	5
MX252813	ST CHRISTOPHER ROAD MANOR FARM	UXBRIDGE	UB8 3SG		11.77	Agriculture. Would need to form part of wider site assembly. Potentially unable to deliver required site size.			3	1	1	5
BM357669	02 SITE 19506 DENHAM ROAD, IVER SL0 0PN	IVER	SL0 0PN	BUCKINGHAMSHIRE COUNCIL	272.23	Land adjacent to the M25 junctions 15 - 16, immediately north of A4007 Slough Road, near Iver Heath. Green Belt. Included in Buckinghamshire Council wider call for sites			1	1	1	3
BM166850	IVER BRIDLEWAY 33 CENTRE OF POND 106M FROM ELK	IVER	SL0 0EA	TIDEWATER INTERNATIONAL INVESTMENTS LIMIT	86.73	En Meadows. Remains of late 19C. Park and Gardens Local Heritage Asset. Complexity of delivering acceptable design on site given Heritage status likely to impact timing			1	1	3	5
BM56725	IVER FOOTPATH 7 CENTRE OF POND 231M FROM MOOR	IVER	SL0 0DZ	KHALIFA HOLDINGS AKTIENGESSELLSCHAFT	86.53	Coppins Farm. Local Listed Heritage Assets. Complexity of delivering acceptable design on site given Heritage status likely to impact timing- Recently acquired.			1	1	3	5
BM59206	BANGORS ROAD SOUTH BANGORS PARK FARM	IVER	SL0 0AY		63.87	Former Farm buildings largely in industrial/ equestrian use. Consent for non agricultural building refused. Occupied by number of businesses with potential issue in obtaining vacant possession.			1	1	3	5
BM50875	BANGORS ROAD SOUTH HOME COTTAGE FARM	IVER	SL0 06B		20.85	Irregular site, likely to be too small			3	1	1	5
BM215450	BANGORS ROAD SOUTH CENTRE OF POND 40M FROM I	IVER	SL0 0AX		26.5	Green. Love Green farm. Grade II Listed Farm House. Included in Buckinghamshire Council wider call for sites(promoted for residential). Location may dictate lower density scheme and consequently too small. Also Complexity of delivering acceptable design on site given Heritage status			2	2	2	6
BM81366		IVER	SL0 0HU		12.47	Green Belt/Farm. Field adjacent to Flowerland garden centre. Included in Buckinghamshire Council wider call for sites(promoted for residential/employment). Would need to form part of wider site assembly but not guaranteed			3	1	1	5
BM366630	BANGORS ROAD SOUTH LAND AT ST JAMES FARM	IVER	SL0 0AX		11.89	Green Belt/Farm. St James Farm. Included in Buckinghamshire Council wider call for sites(promoted for residential). Would need to form part of wider site assembly but not guaranteed			3	1	1	5
BM13616	IVER FOOTPATH 26 TANK 42M FROM THE BEECHES, SW	IVER	SL0 9LA		11.14	Horticultural Nursey. Too small unless combined with part of Coppins land to north			3	1	1	5
RM206553	NORWOOD LANE IVER FLOWERLAND LTD	IVER	SL0 0EW	IVER FLOWERLAND LIMITED	10.01	Green Belt/Farm. Garden centre and premises. Included in Buckinghamshire Council wider call for sites(promoted for residential/leisure). Site too small and complexity of obtaining vacant possession with operational horticultural business			3	1	2	6

	COPPINS LANE LAND AT JUNCTION OF BANGORS ROAD	IVER	SL0 OAX	KHALIFA HOLDINGS AKTIENGESSELLSCHAFT	9.77	Part of Coppins. Green belt. Included in Buckinghamshire Council wider call for sites (promoted for residential). Would need to form part of wider site assembly but not guaranteed		3	1	1	5
BM55726											
BM286776	LAND TO THE REAR OF HIGHFIELD HOUSE BILLET LANE	IVER	SL0 OLT	THE ABDEALI TRUST COMPANY LIMITED	37.74	Green Belt/Farm.		1	1	1	3
	WOODBINE FARM	IVER	SL0 OJX		27.37	Green Belt/Farm. Included in Buckinghamshire Council wider call for sites(promoted for residential)		1	1	1	3
BM86704											
	IVER GOLF AND LEISURE CENTRE HOLLOW HILL LANE	IVER	SL0 OJJ	IVER GOLF COURSE LIMITED	75.34	Golf Course Included in Buckinghamshire Council wider call for sites (promoted for other uses) Forms part of Slough North Expansion., also promoted by Iver Parish Council 2020.		1	1	1	3
BM326562											
BM297101	LANGLEY PARK ROAD 1 THE OLD STABLES	IVER	SL0 9QS		147.23	Shredding Green Farm/The Old Stables		1	1	1	3
	GRANGE WAY GRANGE FARM	IVER	SL0 9NT		48.52	Grange Farm. Land to south of Langley Park Road/south Iver Village included in Buckinghamshire Council wider call for sites. (promoted for residential use) and included within sites promoted within Iver Parish Council as part of Neighbourhood Plan 2020. Being promoted by David Wilson Homes Southern for 500 new homes and community facilities.Promoted through the new Bucks-wide Local Plan process. Although they are located in the Green Belt, some of these proposals may come forward through the planning application route in the meantime. Bucks Council has commenced work on the BLP with some form of consultation on the issues and options likely next year. There is therefore a 'window' for the IPNP to bring forward policies that would have to be taken into account by Bucks Council in determining future Green Belt releases. It cannot be taken for granted that all of the previous Local Plan proposals will be made again. Definition of Local Gap.		1	1	1	3
BM81249											
	MANSION LANE	IVER	SL0 9RW		16.46	land to north west of Mansion Lane included in Buckinghamshire Council wider call for sites. (promoted for residential use) Also part of Slough North Expansion and promoted by Iver Parish Council		2	1	1	4
BM457778											
BM2469	IVER BRIDLEWAY 11 CENTRE OF POND 66M FROM HEAT	IVER	SL0 OLB		16.19	Private home with tennis court.		2	1	1	4
		IVER	SL0 OLD		14.87	land to east of Wood Lane included in Buckinghamshire Council wider call for sites. (promoted for residential use)		2	1	1	4
BM83238											
BM328733		IVER	SL0 OLB	QUEENSLAND INVESTMENTS (UK) LIMITED	8.64	Farm Land/Green Belt Too small.		3	1	1	5
BM66214		IVER	SL0 OLD		8.2	Residential Farm Land/Green Belt Too small		3	1	1	5
BM237158		IVER	SL0 OLB		7.26	Farm Land/Green Belt Too small.		3	1	1	5
BM428259	WOOD LANE WHITE LODGE STABLES	IVER HEATH	SL0 OLE		7	Farm Land/Green Belt Too small.		3	1	1	5
BM65890		IVER	SL0 OHT		6.87	Farm Land/Green Belt Too small.		3	1	1	5
	LAND TO THE NORTH OF NORTH PARK ROAD	IVER	SL3 8BQ		42.7	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space Horton Brook passes through site - Flood Zone 3.		1	2	1	4
BM210881		SLOUGH	SL3 8XX		6.68	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Too small but could form part of wider site assembly		2	1	1	4
BK486432											
	SUTTON LANE CENTRE OF POND 194M FROM WEST GATE	SLOUGH	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	151.43	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space		1	1	1	3
BM210879											
	SUTTON LANE ADVERTISING RIGHTS AT BUS SHELTER	SLOUGH	SL3 8AQ	BRITTON (AXIS PARK) LIMITED	32.56	Potential complications in extinguishing existing leases within timescales		1	1	3	5
BK366338											
	OLD SLADE LANE 41	IVER	SL0 9DX		30.56	Potential complications in extinguishing existing leases within timescales		1	1	3	5
BM446137		IVER	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	19.23	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Would need to form part of wider site assembly		1	1	1	3
BM266342											
		IVER	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	15.98	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Would need to form part of wider site assembly		1	1	1	3
BM295832											
BM77606	IVER FOOTPATH 21 CENTRE OF POND 115M FROM THE	IVER	SL0 9AL	GRUNDON WASTE MANAGEMENT LIMITED	73.75	Thorney Park Golf Club		1	1	1	3
BM224141	THORNEY MILL ROAD ORCHARD COTTAGE	IVER	SL0 9AQ	GRUNDON WASTE MANAGEMENT LIMITED	35.4	Thorney Park Golf Club		1	1	1	3
	THORNEY LANE SOUTH LAND BETWEEN M25 AND	IVER	SL0 9AE		11.34	Land to east of Thorney Lane South, Richings Park included in Buckinghamshire Council wider call for sites. (promoted for residential, mobile homes, travellers Accommodation, Employment, Environmental, Leisure, Cultural use). Too small unless part of wider site assembly		2	1	2	5
BM274953											
MX237993		WEST DRAYTON	UB7 0AQ		31.77	Land south of Saxon Lake.		1	1	1	3
		WEST DRAYTON	UB7 9JS	INGREBOURNE HARMONDSWORTH LIMITED	19.76	Land to the east of Saxon Lake. Planning for Phased mineral extraction, including ancillary activities, with restoration to agriculture. Too small unless part of wider site assembly		2	1	2	5
AGL358044											
NGL325108	MOOR LANE ELECTRICITY SUB STATION 24M FROM 35 M	WEST DRAYTON	UB7 0AP	BRITISH AIRWAYS PLC	10.07	Part of British Airways site. Too small in isolation		2	1	2	5
		WEST DRAYTON	UB7 9JS	INGREBOURNE HARMONDSWORTH LIMITED	7.65	Same ownership as Title No. MX237993 above. Would need to be part of wider site assembly but not guaranteed		2	1	2	5
NGL560899											
	BRITISH AIRWAYS COMMUNITY LEARNING CENTRE ACC	WEST DRAYTON	UB7 0PD	BRITISH AIRWAYS PLC	226.23	British Airways. Part Flood Zone 3. Corporate Offices and vacant possession within timescales will be difficult.		2	1	2	5
AGL35047											
	HATCH LANE ELECTRICITY SUB STATION 35M FROM 27 M	WEST DRAYTON	UB7 0BJ	UNITED UK 2020 PROPCO 12 S. A. R. L.	7.88	Summit Centre Office/Industrial Scheme. Owned by Mileway, fully let to 7 tenants. Too small. Would need to form part of wider site assembly but not guaranteed		2	1	2	5
AGL33883											
	SKYPORT DRIVE 1	WEST DRAYTON	UB7 0LB	LEGAL & GENERAL PROPERTY PARTNERS (INDUS	5.02	Skyport Drive Industrial Estate. Would require extinguishing 10 existing leases. Too small Would need to form part of wider site assembly but not guaranteed		2	1	2	5
NGL296584											
	PUBLIC FOOTPATH COLNBROOK BY- PASS TO SUMMER	WEST DRAYTON	UB7 0FX	T.M. HOTELS (HEATHROW) LIMITED	6.57	Sherraton Heathrow Hotel, would need to form part of larger site assembly. Too small Would need to form part of wider site assembly but not guaranteed		2	1	2	5
AGL57840											
MX163670	SKYPORT DRIVE SNACK BAR AT	HAYES	UB7 0LB		18.58	Greenbelt. North of Summit centre Too small		3	1	1	5
MX457647	HARMONDSWORTH ROAD COMMUNICATION MAST NOR	WEST DRAYTON	UB7 9HX	COUNTY & DISTRICT PROPERTIES LIMITED	33.8	Land north of Holloway Lane A3044 and south of M4.		1	1	1	3
	SIPSON ROAD BUS SHELTER EAST OF THE PLOUGH PH	WEST DRAYTON	UB7 0HW	SUEZ UK ENVIRONMENT LTD	65.41	AGGREGATE PROCESSING PLANT AND PREMISES. Planning refused for solar farm in 2015. Currently operational facility and unlikely to meet timescales allowing for necessary remediation.		1	1	3	5
NGL2214											
MX150037	HARMONDSWORTH LANE ELECTRICITY SUB STATION N	WEST DRAYTON	UB7 0AE	BNS COMPANY (PROPERTY HOLDINGS) LIMITED	85.86	Heathrow Fields Park and Garden/ Landfill		1	1	1	3
AGL185031	CHURCHIN PATH PUBLIC FOOTPATH ELECTRICITY SUB	WEST DRAYTON	UB7 0AZ		107.79	Home Farm		1	1	1	3
MX345875		WEST DRAYTON	UB7 0JG	HEATHROW AIRPORT LIMITED	22.11	Heathrow Fields Park and Garden		2	1	1	3
NGL22651	M4 JUNCTION 4 TO JUNCTION 4A CENTRE OF POND 134	WEST DRAYTON	UB7 0JG	SIPSON GREEN LIMITED	13.48	Part of quarry Too small		2	2	2	6
MX463165	M4 JUNCTION 4 TO JUNCTION 3 CENTRE OF POND 206M	HAYES	UB3 1LL	SIPSON GREEN LIMITED	44.76	Quarry Operational quarry and unlikely to meet timescales allowing for necessary remediation.		2	2	2	6



AGL183794	SPOUT LANE BEDFONT COURT ESTATE	HEATHROW	TW19 6BP	HL3 LIMITED	59.3	Greenbelt. Adj to airport. Leased to West London Pipeline and Storage Ltd.		1	2	2	5
MX480163	BATH ROAD CAR PARKING SPACES FOR MOORBRIDGE	WEST DRAYTON	UB7 0EH	THE MAYOR AND BURGESSES OF THE LONDON B	18.66	Greenbelt. Adj to airport. Leased to West London Pipeline and Storage Ltd.		2	2	2	6
AGL105260	BATH ROAD T5 CONSTRUCTION WORKERS VILLAGE	HEATHROW	UB7 0EW	HEATHROW AIRPORT LIMITED	52.83	Greenbelt		1	1	1	3
	HORTON ROAD LAND TO THE SOUTH OF	STANWELL MOOR	TW19 6AE	J AND F HOLDINGS LIMITED	26.17	Recycling plant. Leased to 3 tenants and unlikely to meet timescales particularly allowing for necessary remediation.		1	2	3	6
SY347762						Greenbelt.		1	1	1	3
SY349191	SPOUT LANE OPEN FIELD SOUTH EAST OF	STANWELL MOOR	TW19 6AG	STANWELL GREEN LIMITED	38.3	Greenbelt.		1	1	1	3
SY331430	STANWELL MOOR ROAD STANWELL QUARRY	STANWELL	TW19 7NY	CEMEX UK OPERATIONS LIMITED	37.9	Stanwell Quarry		1	1	2	3
SY399970		STAINES-UPON-T	TW19 6AB	CEMEX UK OPERATIONS LIMITED	12.68	Stanwell Quarry		1	1	2	4
SY396035	PARK ROAD CENTRE OF POND 157M FROM STANHOPE	STANWELL	TW19 7NT	CEMEX UK OPERATIONS LIMITED	21.82	Stanwell Quarry		1	1	2	4
SY600984	LONDON ROAD CENTRE OF POND 161M FROM HENRY S	ASHFORD	TW18 4JX	HENRY STREETER (SAND & BALLAST) LIMITED	58.77	Quarry. In SHLAA		1	2	2	5
	M25 JUNCTION 14 TO JUNCTION 13 CENTRE OF POND 4	HEATHROW	TW19 6EQ	WEJ INVESTMENT PROPERTIES LIMITED	220.32	River Colne runs directly through it. Staines Moor. Situated between Wraysbury Reservoir and King George VI Reservoir		1	3	1	5
SY693921								1	1	1	3
SY716191	LEYLANDS LANE ASPHALT PLANT	STANWELL MOOR	TW19 6BG	BRETT AGGREGATES LIMITED	131.43	Quarry.		1	1	1	3
SY570382		STAINES-UPON-T	TW19 6EQ	BRETT AGGREGATES LIMITED	42.32	Quarry.		1	1	1	3
SY827028		STAINES-UPON-T	TW19 6EQ	ULUS AND ULUS LIMITED	21.5	Irregular site. Likely to be too small		3	1	1	5
BK332954	POYLE ROAD ELECTRICITY SUB STATION 44M FROM 5 P	SLOUGH	SL3 0EZ		52.61	Poyle Park Farm. Significant portion occupier by fishing lake		2	2	1	5
BK347342	PUBLIC RIGHT OF WAY COLN BRIDLEWAY NUMBER 2A C	SLOUGH	SL3 0ED	GOODMAN COLNBROOK (JERSEY) LIMITED	103.52	Land to north of Colnbrook bypass		1	2	1	3
BK435260	LAKESIDE ROAD CENTRE OF POND 134M FROM LAKESIDE	SLOUGH	SL3 0FE	GOODMAN COLNBROOK (JERSEY) LIMITED	103.15	Land to north of Colnbrook bypass		1	1	1	3
BK412101	COLNBROOK BY PASS COLNBROOK BATCHING PLANT	SLOUGH	SL3 0EA	SEGRO (COLNBROOK) LIMITED	44.05	leased to Aggregates on long lease		1	1	3	5
BK436437	COLNBROOK BY PASS ELECTRICITY SUB STATION 90M	SLOUGH	SL3 8QQ	GOODMAN COLNBROOK (JERSEY) LIMITED	20.99	Land to north of Colnbrook bypass		2	1	1	4
BK363756		SLOUGH	SL3 8AB		10.84	part of aggregates site. Would need to form part of larger site		2	1	2	5
NGL160680	STOCKLEY ROAD CROWNE PLAZA HOTEL	WEST DRAYTON	UB7 9NA	R. HEATHROW PROPCO LIMITED	40.78	Crowne Plaza Hotel Heathrow		1	1	2	5



## STAGE 3 (Site Suitability &amp; Deliverability)

Ranking: 1 (Good), 2 (Pass with some Faults), 3 (Fail)

Ranking: 1 (Good), 2 (Pass with some faults), 3 (Fail)												
TITLE	ADDRESS	TOWN	POSTCODE	OWNER	ACREAGE	COMMENTS	RAG SCORE	Planning: Site Allocation/Policy Compliance	Environmental	Limitation on Access to Power & Fibre	Further Analysis on Delivery of Vacant Possession/size of Site	Aggregated Score
AGL49469	IVER LANE 3RD YARD ON RHS	UXBRIDGE	UB8 2JG	TRADE SALE LTD	19.23	In River Colne Flood Plain. Part of larger site straddling Wallingford Road, possibility of larger site assembly. Various existing tenancies would need to be extinguished/unrenewed. LPP2 Policy SA29: Cape Board Site. Considered suitable for residential-led mixed use redevelopment. The key development principles are as follows: - 20% of the site (2.5 hectares) should accommodate a mix of commercial uses including B1, B2 and B8 development; - The site is not considered suitable for access by heavy goods vehicles; - 70% of the site (9 hectares) should accommodate residential uses; - 10% (1.5 hectares) should accommodate publicly accessible open space. New Buildings should not be located beneath power lines.  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
AGL119955	SALISBURY ROAD 1ST FLR UNIT 14 SARUM COMPLEX	UXBRIDGE	UB8 2RS	PJN PROPERTIES LIMITED	4.21	In River Colne Flood Plain. Could be combined with above site (but large number of leases to extinguish) LBH Uxbridge Industrial Estate SIL -designated Industrial Business Area. Consideration to retain strong mix of industrial and warehouse premises.  <b>Potential complexities/delays in securing planning consent, conflict with policy of strong mix of industrial and warehouse premises. Flood Risk 2 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
NGL284682	ESKDALE ROAD AMENITY LAND	UXBRIDGE	UB8 2RT	SUNFLOWER INDUSTRIAL PROPERTY NOMINEE 2	3.53	In River Colne Flood Plain. Could form part of site assembly (but large number of leases to extinguish) Potential complexities/delays in securing planning consent, conflict with policy (Amenity Land) Flood Risk 2 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site in different ownerships not possible in 12 to 18 month period		2	3	2	3	10
AGL164435	WALLINGFORD ROAD 47	UXBRIDGE	UB8 2RW	TRADE SALE LTD	4.74	In River Colne Flood Plain. Same ownership as Title No. AGL49469, above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
AGL135079	WALLINGFORD ROAD D S SMITH	UXBRIDGE	UB8 2SR	TRADE SALE LTD	0.45	In River Colne Flood Plain. Same ownership as Title No. AGL49469, above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
AGL119954	WALLINGFORD ROAD FLASH FILM TRANSPORT LTD	UXBRIDGE	UB8 2XS	TRADE SALE LTD	0.69	In River Colne Flood Plain. Same ownership as Title No. AGL49469, above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
AGL136446	WALLINGFORD ROAD BYRON HOUSE	UXBRIDGE	UB8 2RW	TRADE SALE LTD	5.22	In River Colne Flood Plain. Same ownership as Title No. AGL49469, above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
MX254837	ESKDALE ROAD ALUMINIUM FABRICATIONS	UXBRIDGE	UB8 2RT	GLOBE EXHIBITIONS LIMITED	1.66	In River Colne Flood Plain. Same ownership as Title No. AGL119955, above Could form part of site assembly  <b>Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
MX244433	ESKDALE ROAD A D WILLIAMS LIMITED	UXBRIDGE	UB8 2RT	PJN PROPERTIES LIMITED	0.41	In River Colne Flood Plain. Same ownership as Title No. AGL119955, above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent, conflict with policy of strong mix of industrial and warehouse premises. Flood Risk 2 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10
AGL136159	WALLINGFORD ROAD 53	UXBRIDGE	UB8 2RW	TRADE SALE LTD	0.28	In River Colne Flood Plain. Same ownership as Title No. AGL49469, above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>		2	3	2	3	10

MX236649	ESKDALE ROAD UNIT B	UXBRIDGE	UB9 2RT	PJN PROPERTIES LIMITED	0.27	In River Colne Flood Plain. Same ownership as Title No. AGL119955. above Could form part of site assembly  <b>Potential complexities/delays in securing planning consent, conflict with policy of strong mix of industrial and warehouse premises. Flood Risk 2 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>									
						In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly.  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
AGL258837	WALLINGFORD ROAD MARSH PLANT HIRE LTD	UXBRIDGE	UB9 2SS	TRADE SALE LTD	0.45	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
AGL203062		UXBRIDGE		TRADE SALE LTD	0.02	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
						In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>									
AGL143746	IVER LANE POST BOX 70M FROM PONDEROSA, OLD MIL	UXBRIDGE	UB9 2JH	TRADE SALE LTD	0.2	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
AGL60617		UXBRIDGE		TRADE SALE LTD	0.25	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
AGL140554		UXBRIDGE		TRADE SALE LTD	0.3	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
						In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>									
AGL131533	WALLINGFORD ROAD L H T ANCOISERS	UXBRIDGE	UB9 2RW	TRADE SALE LTD	0.15	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
AGL133815	WALLINGFORD ROAD MCH COACHWORKS	UXBRIDGE	UB9 2RW	TRADE SALE LTD	0.49	In River Colne Flood Plain. Same ownership as Title No. AGL49469. above Could form part of site assembly See above  <b>Potential complexities/delays in securing planning consent whilst site is being promoted for residential mixed use development. Flood Risk 3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			2	3	2	3	10		
						Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Bio Diversity Opportunity Area CP9 Colne Brook runs through site  <b>Not policy compliant, Bio Diversity Opportunity Area, and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Vacant Land</b>			2	2	2	1	7		
BM220059	SLOUGH ROAD LAND BETWEEN RIVER COLNE AND IVER	IVER HEATH	UB9 2RT	ELDEMIRE CO. INC	39.36	Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Bio Diversity Opportunity Area CP9 Colne Brook runs to south of site.  <b>Not policy compliant, Bio Diversity Opportunity Area, and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Vacant Land</b>			2	2	2	1	7		
BM360115	IVER FOOTPATH 26 ELECTRICITY SUB STATION 172M FROM	SLO 9HL	BUCKINGHAMSHIRE COUNCIL		79.38	Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Bio Diversity Opportunity Area CP9 Colne Brook runs to south of site.  <b>Not policy compliant, Bio Diversity Opportunity Area, and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Vacant Land</b>			2	2	2	1	7		
						Land to west of J C Motors, south of Packet Boat Lane. Saved LBH Local Plan Policies: Green Belt and Nature conservation Sites of Metropolitan or Borough Grade 1 Importance  <b>Not policy compliant. Nature conservation Site of Metropolitan or Borough Grade 1 Importance3 and distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site comparable size to subject site and therefore does not provide better solution.</b>			2	3	2	3	10		
NGL389081	PACKET BOAT LANE CENTRE OF POND 122M FROM RIVER	UXBRIDGE	UB9 2JH	BOYLER PARTNERS LIMITED	21.17	Currently the subject of a planning appeal in connection with the development of a 13,850sqm data centre  <b>Grey Belt land. Objections on height/massing of proposed scheme but acknowledge economic benefits scheme will bring along with proposed use against current use. However sale of site unlikely whilst appeal being pursued. If Appeal over turned current owner (data centre operator) will progress development rather than sell.</b>			2	3	2	3	10		
BM330059	COURT LANE BODY SHOP AT COURT FARM	IVER	SLO 9HL	BNP PARIBAS DEPOSITARY SERVICES (JERSEY) L	27.95										
									2	3	2	3	10		
	ST CHRISTOPHER ROAD MANOR FARM	UXBRIDGE	UB9 3SG		11.77	Agriculture. Would need to form part of wider site assembly  <b>Non policy compliant. Flood Risk 3 across eastern half of site, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Site too small and complexities of assembling larger site/securing vacant possession not possible in 12 to 18 month period.</b>			3	3	2	3	10		
MX252813															

	02 SITE 19506 DENHAM ROAD, IVER SL0 OPN	IVER	SL0 OPN	BUCKINGHAMSHIRE COUNCIL	272.23	Land adjacent to the M25 junctions 15 – 16, immediately north of A407 Slough Road, near Iwer Heath, Green Belt, Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2, Bio Diversity Opportunity Area CP9. Included in Buckinghamshire Council wider call for sites. Green Belt, significant site allowing for lower density development close to Iwer National Grid Substation but technical complexities and additional cost of bringing dual feed from Laleham. Site being offered for sale by BNP on behalf of BCC.								
BM357669	IVER BRIDLEWAY 33 CENTRE OF POND 106M FROM ELK	IVER	SL0 0EA	TIDEWATER INTERNATIONAL INVESTMENTS LIMIT	86.73	EN Meadows. Remains of late 19C. Park and Gardens Local Heritage Asset.Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2, Bio Diversity Opportunity Area CP9								
BM166850	IVER FOOTPATH 7 CENTRE OF POND 231M FROM MOOR	IVER	SL0 0DZ	KHALIFA HOLDINGS AKTIENGESellschaft	86.53	Net policy compliant, Local Heritage Asset and Bio Opportunity Area distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Farm may impact timescales for possession.								
BM55725	BANGORS ROAD SOUTH BANGORS PARK FARM	IVER	SL0 0AY		63.87	Coppins Farm. Various Local Listed Heritage Assets. Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2, Bio Diversity Opportunity Area CP9								
BM59206	BANGORS ROAD SOUTH HOME COTTAGE FARM	IVER	SL0 0BB		20.85	Former Farm buildings largely in industrial/equestrian use. Consent for non-agricultural building refused.Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2, Bio Diversity Opportunity Area CP9								
BM50875	BANGORS ROAD SOUTH CENTRE OF POND 40M FROM	IVER	SL0 0AX		26.5	Net policy compliant, previous applications for non agricultural use refused, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Farm may impact timescales for possession.								
BM215450						Green, Low Green Farm. Grade II Listed Farm House. Included in Buckinghamshire Council wider call for sites(promoted for residential)								
		IVER	SL0 0HU		12.47	Net policy compliant, being promoted for residential development, Local Heritage Asset distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Farm may impact timescales for possession and need to preserve existing heritage assets in proposed development will impact layout and scale as a consequence site likely to be too small.								
BM81366	BANGORS ROAD SOUTH LAND AT ST JAMES FARM	IVER	SL0 0AX		11.89	Green Belt/Farm. Field adjacent to Flowerland garden centre. Included in Buckinghamshire Council wider call for sites(promoted for residential/employment). Would need to form part of wider site assembly								
BM366630	IVER FOOTPATH 26 TANK 42M FROM THE BEECHES, SW	IVER	SL0 0LA		11.14	Net policy compliant, being promoted for residential development, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Farm may impact timescales for possession site also too small in isolation, wider site assembly not practical.								
BM13616	NORWOOD LANE IVER FLOWERLAND LTD	IVER	SL0 0EW	IVER FLOWERLAND LIMITED	10.01	Horticultural Nursery. Too small unless combined with part of Coppins land to north.								
BM206553	COPPINS LANE LAND AT JUNCTION OF BANGORS ROAD	IVER	SL0 0AX	KHALIFA HOLDINGS AKTIENGESellschaft	9.77	Net policy compliant, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Nursery may impact timescales for possession of site also too small in isolation, wider site assembly not practical..								
BM55726	LAND TO THE REAR OF HIGHFIELD HOUSE BILLET LANE	IVER	SL0 0LT	THE ABBEAL TRUST COMPANY LIMITED	37.74	Green Belt/Farm. Garden centre and premises. Included in Buckinghamshire Council wider call for sites(promoted for residential/leisure).								
BM286776	WOODBINE FARM	IVER	SL0 0JX		27.37	Net policy compliant, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Garden Centre may impact timescales for possession of site also too small in isolation, wider site assembly not practical.								
BM86704	IVER GOLF AND LEISURE CENTRE HOLLOW HILL LANE	IVER	SL0 0JJ	IVER GOLF COURSE LIMITED	75.34	Green Belt/Farm. Saved South Bucks Local Plan Policies: Green Belt GB1, GB2, GB4, GB7, GB9-GB11, GB13, R9, R10, T2. Included in Buckinghamshire Council wider call for sites(promoted for residential)								
BM326562	LANGLEY PARK ROAD 1 THE OLD STABLES	IVER	SL0 9GS		147.23	Net policy compliant,being promoted for residential, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Operational Farm may impact timescales for possession site also too small in isolation, wider site assembly not practical.								
BM297101						Net policy compliant, being promoted for other uses, route in terms of power and fibre, from Iwer & Laleham create additional constraints and costs. Operational Golf Course, size of site may facilitate lower density scheme.								

[illegible]

BM295632		IVER	SL0 9DL	DEERPARK HOTEL AND GOLF COURSES	15.98	Part of Slough Northern Expansion, to provide medium & high density housing, secondary & primary schools with Public Open Space. Would need to form part of wider site assembly Not policy compliant, promoted for residential/educational use, issues with scale and massing of proposed development, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Too small in isolation. Too small in isolation, area of Flood Zone 3 between two half of Golf Course to assemble suitable sized site not practical.		3	2	2	3	10
	IVER FOOTPATH 21 CENTRE OF POND 115M FROM THE	IVER	SL0 9AL	GRUNDON WASTE MANAGEMENT LIMITED	73.75	Thorney Park Golf Club Not policy compliant, being promoted for other uses, route in terms of power and fibre, from Iver & Laleham create additional constraints and costs. Operational Golf Course, size of site may facilitate lower density scheme.		2	2	2	2	6
BM77608			SL0 9AQ	GRUNDON WASTE MANAGEMENT LIMITED	36.4	Thorney Park Golf Club Not policy compliant, being promoted for other uses, route in terms of power and fibre, from Iver & Laleham create additional constraints and costs. Operational Golf Course, size of site may facilitate lower density scheme.		2	2	2	2	6
BM221411			SL0 9AE		11.34	Land to east of Thorney Lane South, Richings Park included in Buckinghamshire Council wider call for sites, (promoted for residential, mobile homes, travellers Accommodation, Employment, Environmental, Leisure, Cultural use). Too small unless part of wider site assembly Not policy compliant, promoted for residential/educational use, issues with scale and massing of proposed development, distance/route in terms of power and fibre, from Laleham create additional constraints and costs. Too small in isolation, wider site assembly not practical.		2	2	2	2	6
BM274953			WEST DRAYTON	UB7 0AQ	31.77	Land south of Savon Lake. Green Belt/Strategic Gap Not Policy Compliant, outside flood plain, former mineral extraction site. Proximity to Harmondsworth Village but larger site may present opportunity for lower density development, reducing massing. Site not for sale but absence of active operations/leases may facilitate timescales.		3	3	2	3	17
MX237993			WEST DRAYTON	UB7 9JS	19.76	Land to the east of Savon Lake. Planning for Phased mineral extraction, including ancillary activities, with restoration to agriculture. Not policy compliant, conflict with consent for mineral extraction. Site too small, wider site assembly not practical within defined timescales.		2	2	2	2	6
AGL358044			WEST DRAYTON	UB7 0AP	10.07	Part of British Airways site Part of wider existing office complex, part of site in Flood Zone 1. Forms part of British Airways Corporate Office site. Site in isolation too small, wider site assembly not practical within defined timescales.		3	3	2	3	17
NGL325108			WEST DRAYTON	UB7 9JS	7.65	Same ownership as Title No. MX237993 above. Would need to be part of wider site assembly Not Policy Compliant, outside flood plain, former mineral extraction site. Proximity to Harmondsworth Village. Whilst in same ownership No. MX237993, site is of sufficient size therefore no additional benefits of site assembly. Site in isolation is too small.		1	3	3	3	10
NGL560899			WEST DRAYTON	UB7 0PD	226.23	British Airways Office Complex, Part Flood Zone 3. Large corporate office complex, large site enabling construction outside flood zone and potentially lower density development. Complex understood to be fully utilised, possession in 12 to 18 months may be difficult assume a sale could be agreed.		3	3	2	3	17
AGL35047			WEST DRAYTON	UB7 0BJ	7.68	Summit Centre Office/Industrial Scheme. Owned by Mileway, fully let to 7 tenants. Site too small in isolation, could form part of site assembly with adjacent Skyport Drive, but total area would still be insufficient and extinguishing existing leases on both site would not be practical in defined timescales. Possible complexities with route for power from Laleham given proximity to Heathrow Airport.		1	2	2	3	6
AGL33883			WEST DRAYTON	UB7 0LB	5.02	Skyport Drive Industrial Estate. Would require extinguishing 10 existing leases. Too small. Would need to form part of wider site assembly. Site too small in isolation, could form part of site assembly with adjacent Summit Centre, but total area would still be insufficient and extinguishing existing leases on both site would not be practical in defined timescales. Possible complexities with route for power from Laleham given proximity to Heathrow Airport.		1	3	3	3	10
NGL296584			WEST DRAYTON	UB7 0FX	6.57	Sherraton Heathrow Hotel. Site too small in isolation, could form part of site assembly with adjacent Skyport Drive, but total area would still be insufficient and extinguishing existing leases on Skyport Drive would not be practical in defined timescales. Possible complexities with route for power from Laleham given proximity to Heathrow Airport.		1	3	3	3	10
AGL57840			HAYES	UB7 0LB	18.58	Greenbelt. North of Summit centre Not policy compliant, proximity to Harmondsworth Village contentious with regard to massing. Site insufficient to enable lower density scheme and wider site assembly with industrial areas to south not practical due to delays in gaining vacant possession/extinguishing existing leases.		2	3	3	3	17
MX163670			WEST DRAYTON	UB7 9HX	33.8	Land north of Holloway Lane A3044 and south of M4. Green Belt/Strategic Gap Not Policy Compliant. Former mineral extraction site being remediated to agricultural land. Size of site may enable lower density development to minimise visual impact from Harmondsworth Village. Part of site in Flood plain. Site not for sale but absence of active operations/leases may facilitate timescales.		3	2	2	3	10
MX457647			WEST DRAYTON	UB7 0HW	65.41	AGGREGATE PROCESSING PLANT AND PREMISES. Planning refused for solar farm in 2015. Not Policy Compliant. Operational Mineral extraction/aggregate processing site. Size of site may enable lower density development to minimise visual impact from Harmondsworth Village.		2	2	2	2	6
NGL2214			WEST DRAYTON	UB7 0AE	85.86	Heathrow Fields Park and Garden/ Landfill Metropolitan Green Belt/Recreational land. Not Policy Compliant. Size of site may facilitate lower density development. Site not for sale but absence of active operations/leases may facilitate timescales.		2	2	2	2	6
MX150037			WEST DRAYTON	UB7 0AZ	107.79	Home Farm, Metropolitan Green Belt. Not Policy Compliant. Size of site may facilitate lower density development to minimise visual impact from Harmondsworth Village. Not currently for sale.		2	2	2	2	6
AGL185031			WEST DRAYTON	UB7 0JQ	22.11	Heathrow Fields Park and Garden Not Policy Compliant, site in close proximity to residential, not of sufficient size to facilitate lower density development/reduced massing, consequently not suitable alternative site.		3	2	2	3	10

	M4 JUNCTION 4 TO JUNCTION 4A CENTRE OF POND 134	WEST DRAYTON	UB7 0JG	SIFSON GREEN LIMITED	13.48	Part of quarry Not Policy compliant, operational quarry, site in isolation not large enough, however allowing for quarry operations to cease and necessary remediation works to be completed site will not be able to provide vacant possession in prescribed timescale.								
NGL22651	M4 JUNCTION 4 TO JUNCTION 3 CENTRE OF POND 208	HAYES	UB3 1LL	SIFSON GREEN LIMITED	44.76	Existion quarry, although operations of significant portion ceased and remediation works being undertaken. Not policy compliant, suitable size plot for development although active operations on part. Not currently for sale		3	3	2		3	11	
MX463165	SPOUT LANE BEDFORD COURT ESTATE	HEATHROW	TW19 6BP	HL3 LIMITED	59.3	Metropolitan Greenbelt. Adj to airport. Leased to West London Pipeline and Storage Ltd. Aviation Fuel Lines run through site Not Policy Compliant, adjacency to airport likely to deter tenants/customers of proposed development. No build zone over pipelines likely to limit ability to develop site.		2	2	2		2	8	
AGL183794	BATH ROAD CAR PARKING SPACES FOR MOORBRIDGE	WEST DRAYTON	UB7 0EH	THE MAYOR AND BURGESSES OF THE LONDON B	18.66	Greenbelt. Adj to airport. Leased to West London Pipeline and Storage Ltd. Aviation Fuel Lines run through site Not Policy Compliant, adjacency to airport likely to deter tenants/customers of proposed development. No build zone over pipelines likely to limit ability to develop site. Site also too small in isolation.		3	3	2		3	11	
MX480163	BATH ROAD TS CONSTRUCTION WORKERS VILLAGE	HEATHROW	UB7 0EW	HEATHROW AIRPORT LIMITED	52.83	Metropolitan Greenbelt. Not policy compliant, proximity to Airport potential issue but size of site may enable lower density scheme to be delivered.		3	3	2		3	11	
AGL105260	HORTON ROAD LAND TO THE SOUTH OF	STANWELL MOOR	TW19 6AE	J AND F HOLDINGS LIMITED	26.17	Operational Recycling plant, with leases to 3 parties. Not policy compliant, necessary remediation works likely to be time consuming. Critical operation with existing leases to 3 parties. Unlikely to meet timescales given nature of operation and existing leases. Also unlikely to be viable given existing investment into recycling facility.		2						
SY347762	SPOUT LANE OPEN FIELD SOUTH EAST OF	STANWELL MOOR	TW19 6AG	STANWELL GREEN LIMITED	38.3	Metropolitan Greenbelt. Former Quarry Not policy Compliant. Former quarry/landfill site Size of site may facilitate lower density development. Site not for sale but absence of active operations/leases may facilitate timescales.		2	3	2		3	10	
SY348191	STANWELL MOOR ROAD STANWELL QUARRY	STANWELL	TW19 7NY	CEMEX UK OPERATIONS LIMITED	37.9	Stanwell Quarry. Metropolitan Green Belt Not policy Compliant.Existing quarry, scheduled for closure and remediation, part already remediated. Size of site may facilitate lower density development. Site not for sale		2	2	2		2	8	
SY331430		STANES-UPON-T	TW19 6AB	CEMEX UK OPERATIONS LIMITED	12.68	Stanwell Quarry Metropolitan Green Belt Not policy Compliant.Existing quarry, scheduled for closure and remediation, part already remediated.Site too small but in conjunction with title SY396035 may facilitate lower density development. Site not for sale		2	2	2		2	8	
SY399670	PARK ROAD CENTRE OF POND 157M FROM STANHOPE	STANWELL	TW19 7NT	CEMEX UK OPERATIONS LIMITED	21.82	Stanwell Quarry Metropolitan Green Belt Not policy Compliant.Existing quarry, scheduled for closure and remediation, part already remediated.Site too small but in conjunction with title SY396035 may facilitate lower density development. Site not for sale		2	2	2		2	8	
SY396035	LONDON ROAD CENTRE OF POND 161M FROM HENRY S	ASHFORD	TW18 4JX	HENRY STREETER (SAND & BALLAST) LIMITED	58.77	Operational Quarry. Metropolitan Green Belt, in ShLA Not policy compliant, active quarry, will not meet timescales for vacant possession allowing for cessation of operations and necessary remediation. Not currently for sale.		2	2	2		2	8	
SY600984	M25 JUNCTION 14 TO JUNCTION 13 CENTRE OF POND 4	HEATHROW	TW19 6EQ	WEJ INVESTMENT PROPERTIES LIMITED	220.32	Green Belt. Bio Diversity Opportunity Area. River Colne runs directly through it. Staines Moor. Situated between Wraybury Reservoir and King George VI Reservoir. Not policy compliant, within Flood Zone 1 (high Risk), situated between two major reservoirs and likely to deter potential tenants/customers. Not for sale.		3	3	2		3	11	
SY693921	LEYLANDS LANE ASPHALT PLANT	STANWELL MOOR	TW19 6BG	BRETT AGGREGATES LIMITED	131.43	Quarry. Metropolitan Green Belt Not policy Compliant.Existing quarry, scheduled for closure and remediation, part already remediated. Size of site may facilitate lower density development. Site not for sale		2	2	2		2	8	
SY718191		STANES-UPON-T	TW19 6EQ	BRETT AGGREGATES LIMITED	42.32	Quarry. Metropolitan Green Belt Not policy Compliant.Existing quarry, scheduled for closure and remediation, part already remediated. Size of site may facilitate lower density development. Site not for sale		2	2	2		2	8	
SY570382		STANES-UPON-T	TW19 6EQ	ULUS AND ULUS LIMITED	21.5	Metropolitan Green Belt Agricultural land adjacent to King George VI Reservoir. Not policy compliant, partially in Flood Zone 1, irregular shaped site and consequently unable to accommodate proposed development. I		2	2	2		2	8	
SY827028	POYLE ROAD ELECTRICITY SUB STATION 44M FROM P	SLOUGH	SL3 0EZ		52.61	Metropolitan Green Belt : Poyle Park Farm. Significant portion occupier by former quarry/fishing lake. Not policy compliant, residual site too small to accommodate proposed development.		3	3	2		3	11	
BK332954	PUBLIC RIGHT OF WAY COLN BRIDLEWAY NUMBER 2A C	SLOUGH	SL3 0ED	GOODMAN COLNBROOK (JERSEY) LIMITED	103.52	Metropolitan Green Belt, Strategic Gap: Former gravel extraction site, Land to north of Colnbrook bypass Not policy compliant, Former quarry/landfill site Size of site may facilitate lower density development. Site not for sale but absence of active operations/leases may facilitate timescales.		3	3	2		3	11	
BK347342	LAKESIDE ROAD CENTRE OF POND 134M FROM LAKES	SLOUGH	SL3 0FE	GOODMAN COLNBROOK (JERSEY) LIMITED	103.15	Metropolitan Green Belt, Strategic Gap: Former gravel extraction site, Land to north of Colnbrook bypass Not policy compliant, Former quarry/landfill site Size of site may facilitate lower density development. Site not for sale but absence of active operations/leases may facilitate timescales.		2	2	2		2	8	
BK435260	COLNBROOK BY PASS COLNBROOK BATCHING PLANT	SLOUGH	SL3 0EA	SEGO (COLNBROOK) LIMITED	44.05	Metropolitan Green Belt, Strategic Gap: Operational Aggregates Extraction facility Not policy compliant. Will not meet defined timescales on basis of operational facility time required to remediate site and right off of existing capital investment into site.		2	2	2		2	8	
BK412101	COLNBROOK BY PASS ELECTRICITY SUB STATION 90M F	SLOUGH	SL3 8QQ	GOODMAN COLNBROOK (JERSEY) LIMITED	20.99	Metropolitan Green Belt, Strategic Gap: Former gravel extraction site, Land to north of Colnbrook bypass Not policy compliant, Former quarry/landfill site Size of site not sufficient to accommodate proposed development but as part of site assembly with title BK435260 could facilitate lower density development. Site not for sale but absence of active operations/leases may facilitate timescales.		3	3	2		3	11	
BK436437		SLOUGH	SL3 8AB		10.84	Metropolitan Greenbelt, Strategic gap: Part of existing wasteland fill site. Not policy compliant, existing operation, site too small and will not meet defined timescales allowing for cessation of operations and remediation.		2	2	2		2	8	
BK363756	STOCKLEY ROAD CROWNE PLAZA HOTEL	WEST DRAYTON	UB7 9NA	R. HEATHROW PROPCO LIMITED	40.78	Metropolitan Green Belt: Operational hotel (Crowne Plaza Hotel Heathrow) on part. Not Policy Compliant. Existing hotel 4 storeys setting height precedent for proposed development. Not for sale and would require unsolicited approach. Timescales could facilitate cessation of operations and closure of Hotel.		3	3	2		3	11	
NGL100680								2	2	2		2	8	