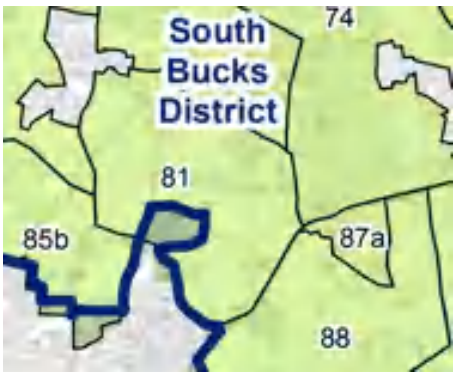
	associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access. *(Matters of Scale, Layout, Appearance, and Landscaping to be dealt with by reserved matters).*
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010)
	The Proposed Spatial Strategy Regulation 18 Consultation (November 2020) Paragraph 13.81 *The Akzo Nobel site on Wexham Road and the National Grid/Cadent site on Uxbridge Road were identified in the Issues and Options consultation (2017) as a possible new residential neighbourhood. Proposals have now been brought forward by Panattoni, the new owners of the Akzo Nobel site for a mixed commercial and residential scheme. Outline planning permission has been agreed for up to 1,000 houses on the site with around 40,000m2 of warehousing to the north. It is proposed that this should deliver some family accommodation as well as new employment. Provision will be made for a new bus link through the site which would be completed through to Uxbridge Road when the National Grid/Cadent site is redeveloped.*
Green Belt Assessment	N/A
Actively Marketed?	Not known
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and	No

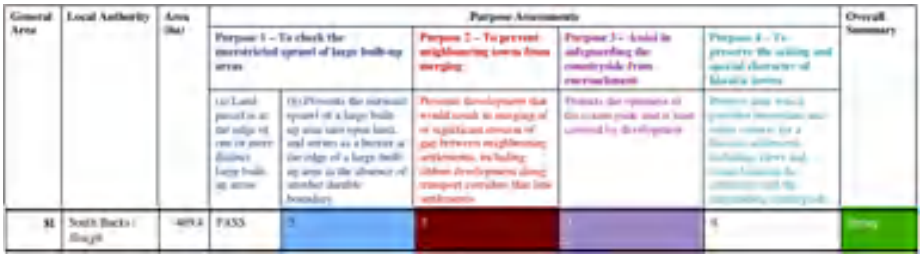
Scheduled Ancient Monuments)	
Archaeological Constraints	No
Air Quality Management Area	No
Tree and hedgerows (TPOs)	No
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Possible land contamination from industrial uses
Conservation Area	No
Historic Park or Garden	No
Public Right of Way	No
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban)
Employment Site Assessment	No
Other	
Technical Specification	
Proximity to electricity infrastructure	6.6 km to Iver Substation + 40% = 9.24 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is close to an existing fibre cable and access to power should be possible despite being beyond the 5km buffer. The site is in an accessible location, but is too small to accommodate the proposed development, with the close proximity of residential development requiring a buffer that will further reduce the net developable area.	
Availability	The recent outline planning permission is for a mixed use development including up to 1000 homes was secured by a developer (also the freehold owner of the site) and it is understood that they are looking to bring this forward once reserved matters are approved. The circa 40,000m2 of warehousing approved as part of this scheme is not capable of accommodating the proposals.	
Sustainability	The site comprises previously developed land within Slough with no ecological or environmental constraints. It is able to provide access via public transport and active transport modes.	

Site Characteristics and General Information	
Site Name	Wexham Springs
Address	Wexham Springs, Framewood Road, Wexham, SL3 6PJ
LPA	Buckinghamshire Council (South Bucks Area)
Site Size (Acres)	Circa 15.2ha
Ownership details	Wexham Springs Management Co and others
Aerial Image	
Site Description / Current Use	Part previously developed land/ part greenfield site comprising Business Park (4no. 3-storey office buildings), open car parking area, playing fields and a number of (TPO protected) trees.
Relevant Planning History	• S/91/0573/OO – Outline – Granted 23/09/1995 95/00290/REM - Reserved matters - Granted 28/06/1995 *Redevelopment comprising the construction of 115,000 sq ft of class B1 business use, together with access roads, parking and landscaping.* • 97/00407/RC – Granted 20/06/1997 *Relaxation of condition no. 12 of planning permission s/91/0573/OO to allow continued use of access serving Dogkennel Wood from Rowley Lane.* • 06/01031/FUL – Refused –Appeal dismissed *Single storey front extension to "Furzeney Building"*

Emerging/Adopted Planning Designations	South Bucks Local Plan –Proposals Map (2011) In the vicinity of the site
Green Belt Assessment	**Chiltern District Council & South Bucks District Council - Green Belt Assessment 2016** **General Area 81** 

	 Whilst part of the land parcel was identified for further (Part 2) assessment (as RSA-25) this sub-area does not include the site.
Actively Marketed?	2no. buildings , 2no. buildings leases set to expire/can be terminated in 2022/23 The site has been actively marketed by Knight Frank. A preferred party has been selected with the sale conditional on planning permission for a data centre being secured.
Physical Constraints	
Flood Zone	1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	Grade II listed Corn King and Spring Queen sculpture (Grade II listed Burners Cottage adjoins site (SE))
Archaeological Constraints	Wexham Springs (park/garden) & Fulmer Grange (park/garden) Archaeological Notification Areas
Air Quality Management Area	No
Tree and hedgerows (TPOs)	SBDC TPO NO 24, 1995

AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	No significant sources of contamination identified
Conservation Area	Framewood Road Conservation Area (entire site)
Historic Park or Garden	N/A
Public Right of Way	None
Green Belt	Yes
Green/Open Space	Playing fields
Landscape Character Area	LCA 24.2 FARNHAM AND STOKE COMMON WOODED TERRACE
Agricultural Land (Grade 1, 2 or 3a)	Grade 3 / other land primarily in non-agricultural use
Employment Site Assessment	**Economic Development and Employment Topic Paper (Joint Chiltern and South Bucks Local Plan 2036) 2019** **Existing Employment sites appraised for protection or development** **Employment sites appraisals (2013) GL Hearn**

Town	Site	Street	Area (ha)	Floorspace (sq.m)	Main Uses	Green Belt?	Status in SPD (SBDC only)	Evaluation by Consultant (where given)	Suggested Status for Local Plan	Actual Status in Local Plan	Reason for Suggested Status	Notes
Wexham	Wexham Springs	Framewood Road	12	32604	Office	Y	important		Strategic site	Strategic site	High quality site in desirable location	Green belt

	  "The site provides high quality Grade A office accommodation in an attractive setting. We would expect the vacant unit, in time will attract a new occupier. The current occupiers are of high value, operating in key sectors. *The Green Belt constraints limit any further expansion, however due to the setting and quality of the existing buildings, it is not envisaged that the site provides further development potential in the short to medium term."*
Other	Existing employment floorspace protected (by Policy CP10) - A prolonged period of unsuccessful marketing is required, and consideration of complementary employment uses is sought.
Technical Specification	
Proximity to electricity infrastructure	4.8 km to Iver Substation + 40% = 6.72km It is understood that the required power supply to the site is likely to be made available by late 2026/early 2027.
Connection to fibre possible?	Yes. The site is close to an existing fibre cable. It is understood that that the anticipated connection date for a connection is late 2025/early 2026

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in a reasonably accessible location, but is too small to accommodate the proposed development and the extensive tree cover (including TPO protected trees) extends to circa 30% of the site and reduces the net developable area further. The site is a protected employment site.	
Availability	The site will be vacant and available for redevelopment by 2022/23, however an exclusivity agreement is in place for a preferred purchaser, with the sale of the site subject to planning permission being granted.	
Sustainability	The small site size, combined with the large areas of open land and extensive tree cover mean that there are limited opportunities to deliver net biodiversity gain for the required quantum of development for the proposal.	

Site Characteristics and General Information	
Site Name	SIFE
Address	Land to the north of the A4 (Colnbrook Bypass) - Proposed Slough International Freight Exchange (SIFE)
LPA	Slough Borough Council
Site Size (Hectares)	Circa 58.7 ha
Ownership details	Goodman Logistics Development (UK) Ltd and Slough Borough Council (Site also includes 2 small land parcels adjacent to the M4 owned by the Secretary of State for Transport)
Aerial Image	
Site Description / Current Use	Former gravel site restored to pasture (for horse grazing) between the M4 motorway to the north and the A4 Colnbrook Bypass to the south. The M25 motorway is some 500 metres (m) to the east.
Relevant Planning History	• Outline Application ref: P/14961/000 *Construction of a rail/road freight interchange comprising an inter-model terminal and Class B8 distribution units, to include associated landscaping, access, parking and servicing areas. Lorry parking and facilities. Creation of two vehicular accesses of A4. Associated engineering operations.* Refused. 08/09/2011. Secretary of State recovered appeal refused 12/07/2016 *"Irreparable harm would be caused to this very sensitive part of the Green Belt. The benefits of the scheme do not clearly overcome the harm and so "very special circumstances" do not exist to justify the development."*

Emerging/Adopted Planning Designations	<u>Local Plan for Slough - Proposals Map (2010)</u> Green Belt CP1, CP2 Strategic Gap CP1, CP2 Area Liable to Flood CP8 Colne Valley Regional Park CP2, GC1 Linear Park CP2, CG2 <u>Adjoining designations</u> Site Specific Allocation SSA 25 Old Slade Lake, Orlits Lake and Colnbrook West, Lakside Road Non- statutory Informal nature reserve Current use(s): None – former gravel pit Objectives: Enhance biodiversity Site Planning Requirements: Encourage habitat enhancement and/or creation Ensure public access if appropriate is managed to ensure it does not have a negative impact on biodiversity Background: A semi natural habitat has evolved around the edges of these former gravel pits. There is no formal public access. Old Slade used to be a nature reserve many years ago. There is scope for them to be managed for wildlife to enhance their value and hopefully create a long term nature reserve with some public access. Their location in the Colne Valley Regional Park but close to intense urban activity means they are a valuable wildlife haven and wildlife link between the north and south parts of the Park. The expanse of open water is unusual in Slough and can bring in bird life not otherwise seen. Existing Business Areas CP5, EMP6, EMP8, EMP9, EMP10, EMP12

	Berkshire Waste local Plan (1998) [redacted] **SITE PLANNING REQUIREMENTS** **(i) General** Use of the site for the recycling of inert and non-inert waste and for green waste composting would be acceptable on a temporary basis, pending the construction of the rail aggregates depot. Any application for the establishment of temporary waste management facilities at the site, or for the subsequent renewal of any temporary permission which may be granted, would be considered having regard (among other things) to the prospects at that time for the construction of the rail depot. The initiation or continuation of waste management uses on the site would not be appropriate if for any reason the rail depot proposal were abandoned.
	<u>New Local Plan for Slough 2016-2036</u> <u>The Proposed Spatial Strategy Regulation 18 Consultation (November 2020)</u> *16.1 The Colnbrook with Poyle ward is the largest area of undeveloped land in the Borough and the only part which borders London and Heathrow…* *16.3 The Slough Core Strategy (2008) identified this part of the Borough as having an important role in retaining a "Strategic Gap" between Slough and Greater London and so had a restraint policy which prevented development taking place unless it was "essential to be in that location". Core Policy 2 has been upheld by the Court of Appeal as intended to impose a "stringent test over and above ordinary Green Belt policy" to development than the "very special circumstances" test applied to Green Belt.* *16.4 As a result the Council has consistently refused commercial development or major infrastructure proposals, such as Strategic Rail Freight Interchanges, within the undeveloped areas, because of the adverse impacts that they would have.*

Green Belt Assessment	Not identified for Green Belt Release
Actively Marketed?	No known marketing
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Zone 2 (0.1% - 1.0%) / Zone 3 (>1%)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No
Archaeological Constraints	No
Air Quality Management Area	No.
Tree and hedgerows (TPOs)	The site is bordered by trees and adjoins Old Wood (woodland comprising mature and self-seeded trees) to the North East.
AONB	No
SSSI	No (but within SSSI Impact Risk Zone)
Local Nature Reserve	No
Land Contamination	Landfill, leachates and landfill gas requires mitigation.
Conservation Area	No
Historic Park or Garden	No

Public Right of Way	Yes
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	Within "Colnbrook with Poyle Strategic Gap"
Agricultural Land (Grade 1, 2 or 3a)	Grade 1
Other	
Technical Specification	
Proximity to electricity infrastructure	6.1 km to Iver Substation + 40% = 8.54 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to an existing fibre cable.
Is the Site Suitable, Available and Sustainable?	

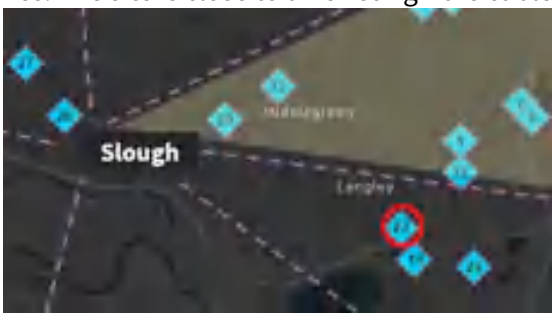
Criteria	Commentary	Red/Amber/Green
Suitability	The site is close to an existing fibre cable and access to power should be possible despite being beyond the 5km buffer. Although the site is irregular in shape this is not a significant barrier to	

	development as it is large enough to accommodate the proposals, within a reduced developable area (that excludes the “rail arc” to the North). However, development of the site would prevent the delivery of a rail depot on the adjoining land. Extensive areas of the site are vulnerable to flooding and it is designated as Green Belt and within an area identified to be preserved as part of a “strategic gap” between settlements. A recent Secretary of state decision refused to grant permission for rail/road freight interchange on the site due to unacceptable impact to the green belt. A hyperscale data centre on the site is unlikely to have materially less impact to justify approval.	
Availability	The site is unoccupied. Although in multiple ownerships, there would appear to be potential to align interests in order to secure development.	
Sustainability	Whilst the site has been restored to greenfield use, its size would appear to be sufficient to enable net biodiversity benefits to be realised. Although the site’s vulnerability to flooding is a concern, there would appear to be sufficient net developable area to accommodate the proposals and incorporate suitable flood mitigation measures to adequately reduce flood risk.	

Site Characteristics and General Information	
Site Name	Axis Park, Hurricane Way
Address	Axis Park, Hurricane Way, Langley, Slough SL3 8AG
LPA	Slough Borough Council
Site Size (Hectares)	Circa 17.5ha
Ownership details	SEGRO
Aerial Image	
Site Description / Current Use	Business Park containing office block (the Curve) the Heathrow Worldwide Distribution Centre and 6no. industrial units.
Relevant Planning History	P10343 *Outline. Planning permission for Erection of offices (B1a) warehousing (B8) industrial units (B2)* Granted 23/06/1998 P10343/002 *Approval of reserved matters under Condition nos. 1 and 2 of P/10343/000 dated 23rd June 1998 for a single storey building (Class B8 and B2 use) (warehouse distribution or general industrial) and access road.* Granted 15/06/1999 P10343/003 *Approval of reserved matters under Condition nos. 1 and 2 of P/10343/000 dated 23rd June 1998 for erection of 2no. single storey buildings for use as 3no. industrial (Class B2) or storage/distribution (Class B8) units and formation of access road extension (amended plans dated 19/04/99, 06/07/99 and 27/07/99* Granted 29/07/1999

	P/10343/006 *Approval of reserved matters (siting, design, external appearance, means of access and landscaping) under Condition nos. 1 and 2 of planning permission P110343 dated 23.06.98. Erection of 2no. three storey B1a (office) building (with plant room over) and 1 no. part two, part single storey B2 (general industrial) or B8 (storage/distribution) uses* Granted 05/05/2000 P/10343/028 *Application for certificate of lawfulness to determine if the existing use of the land [to the southern end of Axis Park] for parking with 359 spaces is lawful.* Granted 10/09/2013
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010) Existing Business Areas CP5, EMP6, EMP8, EMP9, EMP10, EMP12 Adjoining designations Public Open Space / Allotments CP2, OSC1, OSC9
Green Belt Assessment	**N/A**
Actively Marketed?	No. A number of long leases prevent the site coming forward.
Physical Constraints	
Flood Zone	Zone 1 (Low probability)

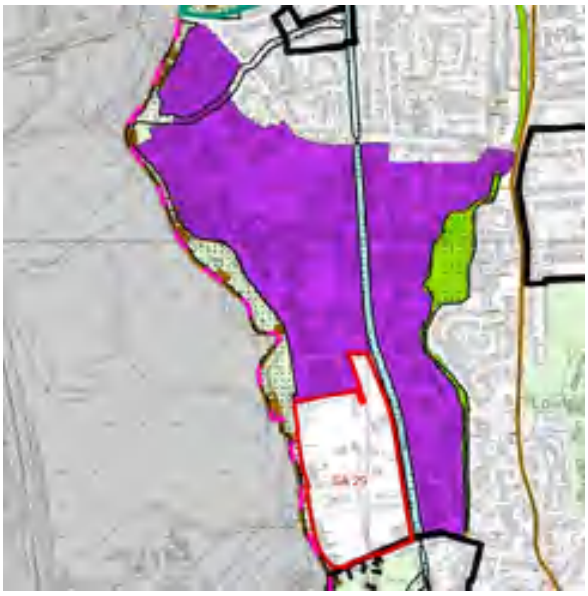
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No. Site is in close proximity to Grade II listed Sutton Court Farmhouse and Grade II listed 'Old Timbers'
Archaeological Constraints	None
Air Quality Management Area	Site is partially within Slough AQMA No.1
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No significant sources of contamination identified
Conservation Area	No.
Historic Park or Garden	N/A
Public Right of Way	Yes
Green Belt	No
Green/Open Space	No

Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No
Other	Core Strategy - Core Policy 5 states *"There will be no loss of the defined Existing Business Areas to non-employment generating uses, especially where this would reduce the range of jobs available",* however Policy EMP10 (Axis Park) in the Local Plan (2004) has not been 'saved' for continued use.
Technical Specification	
Proximity to electricity infrastructure	5.8 km to Iver Substation + 40% = 8.12 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to an existing fibre cable. 
Is the Site Suitable, Available and Sustainable?	

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location is not vulnerable to flooding and is close to an existing fibre cable. Access to power should be possible despite being beyond the 5km buffer. However, the site is too small to accommodate the proposed development.	

Availability	Although in single ownership the site comprises a number of tenanted units which all would need to be vacated.	
Sustainability	The site comprises previously developed land within Slough with no ecological or environmental constraints. It is able to provide access via public transport and active transport modes.	

Site Characteristics and General Information	
Site Name	West London Industrial Park, Iver Lane
Address	West London Industrial Estate, Iver Lane, Uxbridge, UB8 2JE.
LPA	London Borough of Hillingdon
Site Size (Hectares)	Circa 28.3ha
Ownership details	Paul Greye (Private individual)
Aerial Image	
Site Description / Current Use	Industrial park with Class B2/B8 industrial units, open storage and (Sui Generis) commercial vehicle hire facility
Relevant Planning History	751/APP/2020/885 *Retrospective application to regularise change of use from general industrial, warehouse and distribution facility (Use Class B2/B8) to commercial vehicle hire facility (Sui Generis)* Granted 12/03/2020 751/APP/2015/3814 *Retention of existing detached building and use of site and building for storage of cars* Granted 13/10/2015 751/APP/2015/871 *Variation of condition 5 of planning permission Ref: 751/APP/2014/3294 to allow an increase in the number of vehicle movements from 12 to 22* Granted (on appeal)14/06/2016 751/APP/2014/3294 *Change of use to storage and distribution (Class B8) in connection with the storage of liquid petroleum gas (LPG). Siting of 3 storage containers and modular building* Granted (on appeal)14/06/2016

	751/APP/2009/2721 *(Northern Part of the Former Cape Boards Site Iver Lane Cowley)* *Marking out on existing tarmac of 25 lorry parking spaces (Application for a Certificate of Lawful Development for a Proposed Development)* Granted (on appeal) 29/12/2010 751/APP/2009/674 *(Northern Part of the Former Cape Boards Site Iver Lane Cowley)* *Alteration to depot's existing heavy good vehicle and lorry parking layout to provide a total of 25 spaces for overnight parking (amendment to Planning Permission 751/APP/2007/3244)* Granted 20/04/2010 751/APP/2007/3244 *Permanent erection of four portacabins for ancillary office and staff welfare facilities, cladding & netting of the existing building, erection of 7m high chain link fencing (western and southern boundary), associated car parking and ancillary site works including the installation of various associated plant machinery.* Granted 22/01/2008
Emerging/Adopted Planning Designations	**Hillingdon Local Plan Policies Map (2020)** Strategic Industrial Location Site Allocations, Minerals and Transport Designations Archaeological Priority Zones 

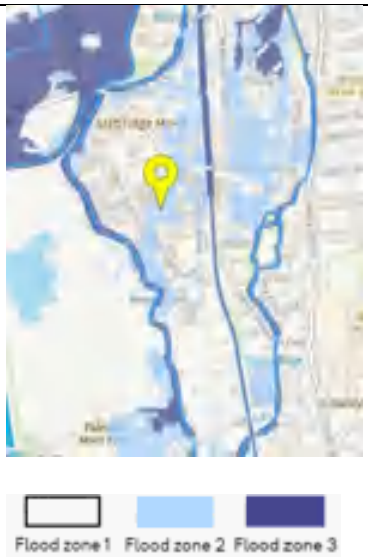
POLICY SA 29: Cape Boards Site, Iver Lane, Cowley

Given the location and surrounding land uses it is 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;
- Higher densities should be located adjacent to the canal;
- Development proposals should incorporate canal side improvements to be agreed with the Council; and
- Proposals should not prejudice the proposed waste related use to the north east of the site.

Site name	Cape Boards Site, Iver Lane, Cowley
Ward	Uxbridge South
Location	Iver Lane, Cowley
Area (ha/sqm)	8.6 ha
PTAL Rating	1a, 1b
Former UDP Designations	Industrial Business Area; adjacent to Conservation Area
New Designation	Colne Valley Archaeological Priority Zone
Existing Use	Storage facility
Relevant Planning History (Most recent)	Planning applications associated with the commercial operation of the site.
Proposed Development	Residential-led mixed use redevelopment
Proposed Number of Units	315
Existing Units	0
Net Completions	315 units
Infrastructure Considerations and Constraints	Site is within close proximity to North Hyde sub-station and new buildings should not be located beneath power lines. Drainage infrastructure likely to be required. Site specific proposals should be discussed with National Grid and Thames Water at the earliest possible stage. Further infrastructure considerations to be negotiated as part of any future planning application.
Flood risk	Flood Zone 1
Contamination	Potentially contaminated land due to former land use. Land remediation may be required.
Indicative Phasing	2021-2026
Other Information	Potential issues of flooding on the site.

Green Belt Assessment	N/A
Actively Marketed?	No, but understood to be open to unconditional bids.
Physical Constraints	
Flood Zone	Zone 1 (Low probability) Zone 2 (0.1% - 1.0%)

	
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	No. Site is in close proximity to the Grade II listed Church of St John (North), the Shovel Inn and the Bridge over the Grand Union Canal adjoining the Shovel Inn (South)
Archaeological Constraints	Archaeological Priority Zone
Air Quality Management Area	Yes. Hillingdon AQMA
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Possible contamination from industrial uses and former asbestos factory on site.
Conservation Area	No.

Historic Park or Garden	No
Public Right of Way	Public rights of way to site boundaries
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No. Latest assessment (2014) proceeds to 2020 Local Plan
Other	The Local Plan Part 2 -Development management identifies at Policy DME 1: that *"The Council will support employment proposals in Strategic Industrial Locations (SILs) - Preferred Industrial Locations (PIL) or Industrial Business Parks (IBP) - in accordance with relevant policies in the London Plan."*
Technical Specification	
Proximity to electricity infrastructure	The centre of the site is 1.1 km to Iver Substation + 40% = 1.54 km

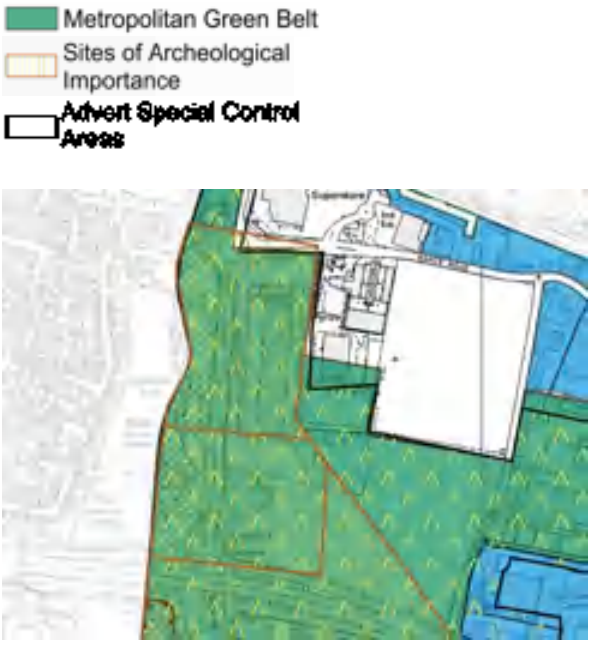
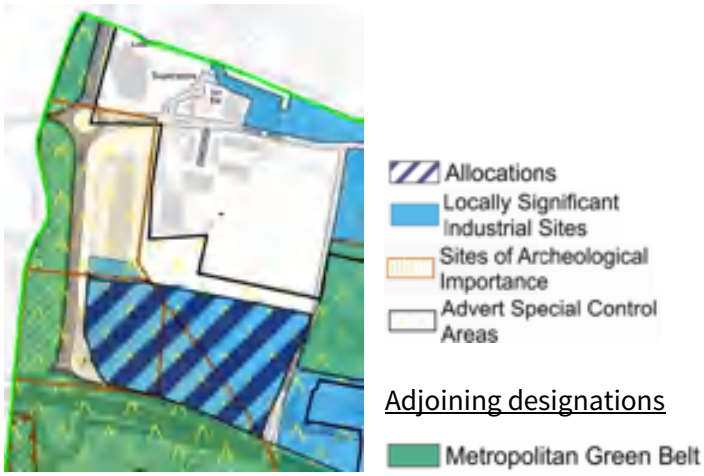
Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in an accessible location close to an existing fibre cable and has good access to power. However, it is at risk of flooding. The irregular shape reduces the net developable area. The site is designated as a Strategic Industrial Location – and total redevelopment would require relocation of all existing businesses.	
Availability	The site is in single ownership, but the northern part of the site contains a number of tenanted units which all would need to be vacated.	
Sustainability	The site comprises previously developed land within the existing settlement boundary with no ecological constraints. It is able to provide access via public transport and active transport modes. However, flood mitigation measures would be required for development.	

Site Characteristics and General Information	
Site Name	Western International Market
Address	Western International Market, 7 Christopher Rd, Hounslow, Southall UB2 5YG
LPA	London Borough of Hounslow
Site Size (Hectares)	Circa 34.5ha
Ownership details	London Borough of Hounslow / Costco / Virtus Hayes Limited/ Glasgow City Council / BBC Pension Trust Limited
Aerial Image	
Site Description / Current Use	Wholesale market, retail warehouse club 2no. data centres, industrial units, construction and demolition waste recycling facility concrete batching plant and open land.
Relevant Planning History	<u>Western International Market</u> 01032/E/P25 (P/2004/3632**)** *New wholesale horticultural market with offices, food wholesale facilities, loading bays, storage areas, associated buildings, ancillary facilities and surface car parking. Provision of public weekend market. Development of an employment building (B1, B2, and B8 uses) with associated car parking, loading and access* Granted 08/03/2006 <u>Market Trading Estate</u> 01463/1/P1 (P/2011/2698) *Change of use of Unit 1 from Class B8 (storage and distribution) to workshop within Class B2 (general industry) for servicing and mechanical repair of motor vehicles and MOT testing* Granted 07/12/2011 01463/4/P2 (P/1999/0785) *Change of use from light industrial(B1) to storage and distribution (class B8) incorporating new entrance door and internal office extension* Granted 11/05/1999

	<u>Trade City</u> 00580/7-9/P1 (P/2016/0971) *[Units 7-9] Change of use from mixed use (B1/B2/B8) of three units to a single unit in B8 use. Building to be used as a data storage centre with ancillary office accommodation. Addition of cladding and plant and equipment to elevations.* Granted 23/02/2017 01032/E/P38 *Erection of a warehouse club (13,006 sqm) to include provision for tyre installation, sales and other associated facilities as well as associated landscaping and car parking provision.* Granted 11/07/2013 01032/E/P35 (P/2011/3272) *Erection of a 15,893 sq.m, three storey data centre warehouse with associated parking, single storey gatehouse, new access road, & access onto Hayes Road* Granted 29/03/2012 01032/E/P36 (P/2012/0956) *Proposed construction of Trade City development to comprise of 9 self-contained units B1/B2/B8 use and associated works.* Granted 19/092012 <u>Land South of Western International Market</u> 01032/E/P49 (P/2020/4001) *The extraction of Sand and Gravel, Importation and Recycling of Secondary Aggregate including the installation and operation of an aggregate processing plant with ancillary buildings and associated parking, including the creation of new vehicular access, and progressive Restoration to Agricultural Land.* Under consideration 01032/E/P48 (P/2020/2769) *Erection of construction and demolition waste recycling facility, concrete batching plant and associated weighbridge, weighbridge office, site office and welfare facilities, storage bays, substation, car and HGV parking and other ancillary structures, and use of land for fleet parking (works applied for retrospectively). Consent sought for temporary period ending 21 December 2027.* Granted (05/08/2021) subject to a Legal Agreement (yet to be completed) 01032/E/P44 *Erection of a construction and demolition waste recycling facility, concrete batching plant and associated weighbridge, weighbridge office and welfare facilities, storage bays, car and HGV parking and use of the land for fleet parking. Consent is sought for three years.* Granted 19/01/2018

Emerging/Adopted Planning Designations	<u>Hounslow Local Plan 2015-2030 (2015) Policies Map</u> 
	<u>Hounslow Local Plan reviews (2020) Submission Proposals Map</u>  <u>Site Allocation 77: Land South of Western International Market</u> *Land South West of Western International Market will be utilised for mineral extraction, with redevelopment to industrial uses in the long term.* <u>West of Borough – Local Plan review - Regulation 19 Version (2019)</u> Draft Policy WOB1: Employment Growth – proposes to safeguard the function, attractiveness and competitiveness of the Strategic Industrial Location (SIL), Locally Significant Industrial Site (LSIS) and Key Existing Office Locations (KEOL) in the West of Borough and their ability to support employment functions and requires proposals to result in no net loss of industrial floorspace.

Green Belt Assessment	Hounslow Green Belt Review Stage 2 Final Report (2019) **Site SA-1a** Categorisation & Recommendation The sub-area performs moderately against NPPF purposes and makes a less important contribution to the wider Green Belt. If the sub-area is released, it would result in the designation of a stronger boundary compared to the existing inner Green Belt boundary. Recommended for further consideration, as RA-1a. [illegible] London Borough of Hounslow Local Plan Reviews: Green Belt Background Paper (incorporating Exceptional Circumstances Report) (2019) On balance, the Council considers that exceptional circumstances are demonstrated justifying Green Belt release at this location for employment development, subject to development avoiding any harm to site constraints identified, having regard to the implications of Heathrow expansion where necessary and meeting other key development requirements. Such requirements will be set out in the allocation policy for the site in the plan.
Actively Marketed?	No active marketing
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	Yes. The grade II listed Brentford Fountain is located on site
Archaeological Constraints	Yes. Archaeological Priority Zone identified on Proposals map extract.

Air Quality Management Area	Yes. Hounslow AQMA
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	Not known.
Conservation Area	No.
Historic Park or Garden	No
Public Right of Way	None
Green Belt	Yes
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	Strategic Employment Background Paper (Submission stage) 2020 Land south of Western International Market, Cranford *Potential for extension to the Market Trading Estate identified in the ELR [Employment land Review] (Cluster 1034, see Table 5.17 on p80). Designate as an LSIS (with development taking place following completion of minerals extraction on the site) or SIL. Exceptional circumstances demonstrated justifying release from the Green Belt. Site to be allocated for industrial development and land designated as LSIS.*
Other	
Technical Specification	
Proximity to electricity infrastructure	The centre of the site is 8.3 km to Iver Substation + 40% = 11.62 km

Connection to fibre possible?	Yes. The site is close to an existing fibre cable.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location is close to an existing fibre cable and is not at risk of flooding. However, it includes a number of active businesses – including 2no. data centres only recently built. Therefore, the net developable area is too small to accommodate the proposals. The site is beyond the 10km buffer for provision of a viable power connection within a reasonable period.	
Availability	The site is in multiple ownerships, with a number of tenants. Gravel extraction to the southern part of the site is scheduled to continue until at least 21 December 2027.	
Sustainability	The site is partly within developed land within the existing settlement boundary with no ecological constraints and is able to provide access via public transport and active transport modes. The southern part of the site is proposed to be released from the green belt to facilitate expansion of employment development.	

Site Characteristics and General Information	
Site Name	East of Twinches Lane
Address	Slough Retail Park, Bath Rd, Slough SL1 5AL
LPA	Slough Borough Council
Site Size (Hectares)	Circa 6.7ha
Ownership details	Cube Real Estate (Retail Park)/Various
Aerial Image	
Site Description / Current Use	Slough Retail Park, Eden Girls School, America Golf retail outlet, 6no. office building/ 2no. industrial units
Relevant Planning History	P106651/086 *Variation of Condition no.9 of Planning Permission P106651/075 dated 18-Oct-2013 for." to allow for extending commercial deliveries visiting the site outside from the hours of 08:00 - 18:00 Monday TO Friday to the hours of 08:00 to 18:00 hours on Mondays to Fridays other than for unit 3b, where deliveries may take place between 07:00 and 19:00 Mondays to Fridays between 1 October and 31 December each year. there shall be no deliveries on Saturdays, Sundays and bank holidays other than for unit 3b where deliveries may take place between 08:00 and 19:00 on each of these days between 1 October and 31 December each year."* Granted 05/11/2015 P106651/075 *Subdivision of unit 3 to form units 3a & 3b; the insertion of a mezzanine floor of 743m2 within unit 3a to be used for sales; the insertion of a mezzanine floor of 465m2 within unit 3b to be used for storage; replacement of existing*

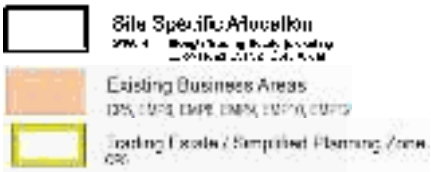
	shopfronts to unit 2c, unit 3a & 3b, alterations to elevations, repositioning of roller and addition of roller shutter on east elevation, new paving to front. 18/10/2013 P106651/069 *Installation of mezzanine floor (875 square metres gross/ 857 square metres net sales) within unit 26* Granted 12/07/2012 P106651/011 *Erection of 3 retail warehouses with ancillary parking and service vehicle facilities (amended plans received 06/01/88 and 13/01/88)* Granted 29/03/1988
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010) Existing Business Areas CP5, EMP6, EMP8, EMP9, EMP10, EMP12
Green Belt Assessment	N/A
Actively Marketed?	Not currently marketed
Physical Constraints	
Flood Zone	Zone 1 (Low probability)

Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	None
Archaeological Constraints	None
Air Quality Management Area	No
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No known/suspected contamination
Conservation Area	No.
Historic Park or Garden	N/A
Public Right of Way	Yes
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No
Other	Core Strategy - Core Policy 5 states *"There will be no loss of the defined Existing Business Areas to non-employment generating uses, especially where this would reduce the range of jobs available",* with saved policy EMP12 of the Local Plan Local Plan (2004) stating that "*[a] range of business developments will be permitted in the existing business areas which are not included in policies EMP1 and EMP6 to EMP11. B1(a) independent offices will only be permitted in accordance with the sequential test and where there would be no increase in the number of parking spaces provided."*

Technical Specification	
Proximity to electricity infrastructure	9.1 km to Iver Substation + 40% = 12.74 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to existing fibre cables.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location is not vulnerable to flooding and is close to an existing fibre cable, However, it is too small to accommodate the proposed development and is beyond the 5km buffer for a viable power connection.	
Availability	The site is in multiple ownerships, within a number of tenanted units and a school the site and is not being marketed.	
Sustainability	The site comprises previously developed land within Slough with no ecological or environmental constraints. It is able to provide access via public transport and active transport modes.	

Site Characteristics and General Information	
Site Name	Slough Trading Estate
Address	Slough Trading Estate, Slough, SL1
LPA	Slough Borough Council
Site Size (Hectares)	Circa 197ha
Ownership details	SEGRO / AEW
Aerial Image	
Site Description / Current Use	Slough Trading Estate is the largest industrial estate in single private ownership in Europe, with over 600 units and an on-site Biomass Power Station operated by SSE Thermal
Relevant Planning History	The planning history for the entire trading estate is extensive. The trading estate already accommodates 29 data centres across a total of 333,000 sqm gross floor area. The Slough Multifuel (energy-from-waste) project granted planning permission (ref: P/00987/024) on 2 June 2017) will have a generating capacity of around 50MW. Construction commenced in May 2021 and is expected to take approximately three and a half years. Even with the upgrade, existing demand for power may result in insufficient capacity to support the proposals.
Emerging/Adopted Planning Designations	Local Plan for Slough - Proposals Map (2010) 

Site Reference	SSA4	Ward	Haymill / Farnham
Address	Slough Trading Estate, Bath Road, Slough		
Area (hectares)	161.24	Grid Reference	495420, 181250
Proposed Use:	Offices, Research and Development, Light Industrial, General Industrial, Storage and Distribution, Residential, Retail, Food and Drink, Hotels, Conference Facilities, Educational Facilities, Recreation, Community and Leisure Uses.		

Development Proposals within the Slough Trading Estate should be generally in accordance with the Illustrative Masterplan and accompanying Masterplan Document (January 2009) and the Leigh Road Central Core Area which forms part of it unless otherwise agreed by the Council.

	Relevant development may also take place in accordance with the Simplified Planning Zone or Local Development Order. The main planning requirements, as set out in these documents are as follows: *• 130,000 square metres (GIA) of additional new B1 (a) offices is proposed to be built out in the Leigh Road Central Core area unless otherwise agreed by the Council.* *• There is no overall increase in the total number of parking spaces upon the Trading Estate* *• A package of public transport improvements are provided in order to meet modal shift targets that will ensure that there is no increase in the level of car commuting into the Estate* *• A package of skills training is provided in order to increase the number of Slough residents working on the Estate* *The scale and nature of the proposed retail, hotel and leisure uses apart from those in the Farnham Road should be of a scale which would predominately serve the needs of the Trading Estate and minimise the impact on the vitality and viability of the Farnham Road District centre and Slough Town Centre.* *The Sainsbury's store in the Farnham Road should be extended in order to serve the Estate as well as acting as the anchor store for the Farnham Road. The Leigh Road Central Core should include a transport hub and skills centre. Apart from the gateway features on the Bath Road and the hotel hub, all buildings will be a maximum of height of four storeys.*
	<u>New Local Plan for Slough 2016-2036</u> <u>The Proposed Spatial Strategy Regulation 18 Consultation (November 2020)</u> *4.13 Slough Trading Estate has the largest concentration of data centres in Europe. This is an indication as to how it has changed from its industrial past, but it is still home to some manufacturers, such as Mars, plus a variety of other commercial premises including some warehousing.* *4.14 The Trading Estate underpins Slough's role as an economic powerhouse. It is estimated that each data centre contributes £622m to the national economy. They do not, however, create many jobs and their huge energy consumption will make it very hard for Slough to meet its carbon emissions reduction targets….* *…14.16 There is currently a Simplified Planning Zone (SPZ) for the Trading Estate. This helps existing and potential new occupiers plan for the future with more certainty by allowing certain types of development to take place without the need for planning permission provided they meet all of the specified conditions.* *14.17 The SPZ will run out in 2024 and so it is anticipated that a new one will be produced for the area of the Estate that is owned by SEGRO. This will be the*

	main way in which proposals for this Selected Key Location will be brought forward *4.18 It is important that the Trading Estate retains a balance of employment generating uses. This will involve providing for a range of types and sizes of businesses which support the local economy.* *14.18 It is important that the Trading Estate retains a balance of employment generating uses. This will involve providing for a range of types and sizes of businesses which support the local economy.* *14.19 One of the problems with the redevelopment of large parts of the Trading Estate to create new data centres is that there tends to be a loss of employment. Data centres also use a huge amount of energy. It will be important to ensure that data centres minimise waste heat or make productive use of the heat such as feeding it into a local heat network. Where this is not practical appropriate mitigation will be sought for the impact upon climate change.*
Green Belt Assessment	N/A
Actively Marketed?	-
Physical Constraints	
Flood Zone	Zone 1 (Low probability)
Heritage Assets (inc. Listed Buildings and Scheduled Ancient Monuments)	None
Archaeological Constraints	None
Air Quality Management Area	No
Tree and hedgerows (TPOs)	None
AONB	No
SSSI	No
Local Nature Reserve	No
Land Contamination	No known/suspected contamination
Conservation Area	No.

Historic Park or Garden	N/A
Public Right of Way	Yes
Green Belt	No
Green/Open Space	No
Landscape Character Area	N/A (Urban land)
Agricultural Land (Grade 1, 2 or 3a)	N/A (Urban land)
Employment Site Assessment	No
Other	*Core Strategy - Core Policy 5 states "There will be no loss of the defined Existing Business Areas to non-employment generating uses, especially where this would reduce the range of jobs available", with saved policy EMP7 of the Local Plan Local Plan (2004) stating that " Within the Slough Trading Estate, as shown on the Proposals Map, developments for B1 business, B2 general industrial and B8 warehousing and distribution will be permitted subject to* *a) major independent B1(a) office developments being located on the Bath Road frontage in accordance with the application of a sequential approach under Policy EMP1; and* *b) there being no overall increase in the number of car parking spaces within the estate.*
Technical Specification	
Proximity to electricity infrastructure	9.3 km to Iver Substation + 40% = 13.02 km The site is beyond the 5km buffer
Connection to fibre possible?	Yes. The site is close to existing fibre cables.

Is the Site Suitable, Available and Sustainable?

Criteria	Commentary	Red/Amber/Green
Suitability	The site is in accessible location, is not vulnerable to flooding and is close to an existing fibre cable. Although beyond the Iver substation 5km buffer, there is theoretical power available from alternative sources. The site is covered in fully occupied by viable businesses. Without strategic land assembly the site is not capable of accommodating the proposed development.	
Availability	The creation of a hyperscale data centre would require the vacation and demolition of a number of tenanted industrial and office units.	
Sustainability	The site comprises previously developed land within Slough with no ecological or environmental constraints. It is able to provide access via public transport and active transport modes.	

Appendix 2 - Alternatives Sites Assessment (ASA) Addendum, January 2023

DRAFT

January 2023

Jones Lang LaSalle Incorporated

West London Technology Park

Alternative Sites Assessment Addendum

Greystoke Land Ltd.

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1 Introduction

1.1 This Alternative Sites Assessment (ASA) Addendum has been prepared by JLL and David Hutchison of Pegasus on behalf of Greystoke Land Limited. It has been undertaken to assess the sites identified by the LPA in its email to the Planning Inspectorate dated 13th January 2023.

1.2 The ASA Addendum retains the search area established in the original planning submission.

1.3 The sites requested for review by Buckinghamshire Council are shown in Table 1. Maps are provided in Appendix 1 to identify the location and extent of each of the sites.

1.4 Table 2 provides a summary of the findings in relation to each site.

1.5 An assessment of the main findings is set out at Section 2. A summary and conclusion is provided at Section 3.

Site No.	Site Name	Local Authority	Designations	Planning Status	IT Load	Site Size
1	Thorney Business Park (non GB land)	Buckinghamshire Council (South Bucks Area)	• Not Green Belt • Colne Valley Park	Live planning application (PL/22/1775/FA) for data centre. Pending decision.	100 MW	45.2ha
2	Link Park, Heathrow	LB Hillingdon & Buckinghamshire (South Bucks area)	• Green Belt • Safeguarded Rail Depot Site • Colne Valley Park • Biodiversity Opportunity Area	Planning Appeals in relation to data centre development dismissed on 13 Dec 2022. – Appeal Refs: APP/N0410/W/22/3297192 (Appeal A) and APP/R5510/W/22/3297194 (Appeal B).	Not known	4.73 ha
3	Cemex Site, Iver	Buckinghamshire Council (South Bucks Area)	• Green Belt • Colne Valley Park • Allocated Minerals Site	No live planning applications.	Not known	28.8 ha
4	Former Colnbrook Landfill Site	Slough Borough Council	• Green Belt • Strategic Gap • Colne Valley Regional Park • Area Liable to Flood	No live planning applications.	Not known	39.4 ha
5	SIFE	Slough Borough Council	• Green Belt • Strategic Gap • Colne Valley Regional Park • Linear Park • Area Liable to Flood	Planning Appeal dismissed by the SoS on 12 Jul 2016. – Appeal Ref: APP/J0350/A/12/2171967. SoS refused to grant permission for rail/road freight interchange on the site due to unacceptable impact to the green belt. A hyperscale data centre on the site is unlikely to have materially less impact to justify approval.	Not known	58.7 ha
6	Brett Aggregates, Slough	Buckinghamshire Council (South Bucks Area)	• Green Belt	No live planning applications.	Not known	24.4 ha
7	Uxbridge Road Gas Works	Slough Borough Council	• Not Green Belt	Outline Planning Permission (ref: P/00072/096) granted on 19 Nov 2019 for up to 1,000 residential dwellings, flexible commercial, and a data centre. **This scheme is already accounted for in our assessment of additional need.**	56 MW	16.5 ha
8	Multi-let Industrial estate with offices (north of Langley train station)	Slough Borough Council	• Not Green Belt • Existing Business Area • Key Location 'Former Langley oil terminal and rail station car park	No live planning applications. Existing tenancies restrict the site coming forward within 6 years.	Not known	8.6 ha
9	Axis, Langley	Slough Borough Council	• Not Green Belt • Existing Business Area	Outline permission (P/00437/093) was granted on 29 January 2021 for *'Outline*	88 MW	6.5 ha

	(south of Langley train station)		• Site Allocation for Slough Business Centre	*planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise on plot (B) a data centre of up to 93,000 sqm gross, including ancillary offices and sub station; and plot (A) up to 9,650 sqm GEA to comprise one or more land uses comprising: up to 60 dwellings (Use Class C3); additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away) and an energyy centre. Development in plot (A) or plot (B) or both may also include: car parking; provision of new plant; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development in plot (A) and plot (B) shall be in accordance with the approved Development Parameters Schedule and Plans (amended description).'* **This scheme is already accounted for in our assessment of additional need.**		
10	Ridgeway Business Park	Buckinghamshire Council (South Bucks Area)	• Not Green Belt • No site-specific designations	No live planning applications. Amazon Data Centre – Knight Frank suggest it will not come online until 2029	75 MW	3.5 ha
11	Heathrow Distribution Centre	Slough Borough Council	• Not Green Belt • Existing Business Area	No live planning applications.	Not known	17.5 ha
12	Dromenagh Farm (The Shannon Group / CyrusOne) (Land South of Iver Heath)	Buckinghamshire Council (South Bucks Area)	• Green Belt • Colne Valley Park • Biodiversity Opportunity Area • Previously developed land	PL/22/3403/FA *Redevelopment of land at the Shannon Group Headquarters, and adjacent sites bounded by the Denham Road, Sevenhills Road, and the M25 motorway to provide a new hyperscale data centre, training centre and associated infrastructure, and landscaped areas* Pending decision following validation on 20/10/2022.	90MW	19.1 ha

13	Court Lane Industrial Estates (Land North of Iver Water Treatment Works)	Buckinghamshire Council (South Bucks Area)	• Green Belt • Major Developed Site in the Green Belt: Court Lane • Colne Valley Park • Biodiversity Opportunity Area	PL/22/4145/OA *Outline planning application with all matters reserved for the demolition of the Court Lane Industrial Estate and the redevelopment of the site to comprise a data centre (Use Class B8 (Data Centre)) of up to 65,000sqm (GEA) (excluding generator yard) (each phase being an independent act of development). The data centre buildings will include ancillary offices, internal technical spaces and technical equipment. The development may also include car and cycle parking; external plant and equipment; hard and soft landscaping; security perimeter fencing; lighting; earthworks; waste and recycling; and for the laying out of the building, routes and open spaces.* Pending decision following validation on 30 Nov 2022.	93 MW	6.0 ha
14	Wexham Springs	Buckinghamshire Council (South Bucks Area)	• Green Belt • Biodiversity Opportunity Area	PL/22/2710/OA **Withdrawn** 10/11/2022 *Outline application with all matters reserved for demolition phase and phased redevelopment (each phase being an independent act of redevelopment) comprising data centre (use class B8), including ancillary offices, internal plant and equipment (including flues) and substation, car parking, provision of external plant and equipment (including flues), servicing areas and associated services including waste, refuse, cycle storage and lighting, laying out of buildings, routes and open spaces and all associated works and operations including demolition, earthworks, provision of attenuation infrastructure and engineering operations.* Issues with loss of employment, heritage, arboricultural and landscape impact	Not known	15.2 ha

Table 1: Full list of alternative sites

Site No.	Site Name	Is the site suitable?	Is the site available?	Is the site achievable?
1	Thorney Business Park	- Draft allocation for a data centre in Ivers NP – Policy IV15 - The site is identified as an important employment site. - Displacement of existing businesses and added pressure on GB? - LPA landscape - objection based on significant adverse landscape character and visual impacts owing to the character, scale and massing of the buildings.	- Assume yes - Current application	- Power is available - Fibre is available - Size of site could limit development potential - Landscape objections may reduce scale of development that is achievable
2	Link Park, Heathrow	- Recent Appeal dismissed - LPA opposed the appeal		
3	Cemex Site, Iver	- Safeguarded for sand and gravel extraction - Active gravel extraction site - Inappropriate development in GB - Site specific VSC and harms not known - Not available now - No current application - No evidence site will come forward for a data centre		
4	Former Colnbrook Landfill Site	- Strategic Gap in addition to GB - Inappropriate development in GB - Site specific VSC and harms not known - Adjoining SIFE site dismissed on appeal	- Single ownership and unoccupied	- Could prejudice Heathrow 3rd Runway or give rise to flight path issues - No current application - No evidence site will come forward for a data centre

5	SIFE	- Strategic Gap in addition to GB - SoS dismissed appeal for rail/road freight interchange 2016 - Hyperscale data centre unlikely to have less impact on Strategic Gap and GB - SoS described the site as a very sensitive part of the GB. - Could prejudice Heathrow 3rd Runway - No current application - No evidence site will come forward for a data centre		
6	Brett Aggregates, Slough	- Active gravel extraction site - Western side (point of access) vulnerable to flooding - Not available now - No current application - No evidence site will come forward for a data centre - Inappropriate development in GB - Site specific VSC and harms not known		
7	Uxbridge Road Gas Works	- Site already has planning permission which includes a data centre - The capacity of the site is already factored into the need calculations - Not therefore an alternative - Knight Frank evidence to the Link Park appeal refers to power difficulties		
8	Multi-let Industrial estate with offices (north of Langley train station)	- Existing employment site - Not Green Belt	- Multi-tenanted site - Not expected to be brought forward for at least 6 years	- Where would existing uses relocate to? - Eastern parts of site at risk of flooding

9	Axis, Langley (south of Langley train station)	- Site already has planning permission which includes a data centre (88MW) - The capacity of the site is already factored into the need calculations - Not therefore an alternative		
10	Ridgeway Business Park	- Existing employment site - Inset and excluded from GB - But small site	- Multi-tenanted site - Not available until 2029 - No live application	- Acquired by Amazon Data Services - But not achievable within required timeframe
11	Heathrow Distribution Centre	- Existing employment site - Not GB	- Active Distribution Centre - Multi tenanted premises - Majority of site leased to Royal Mail until 2035 - Remaining plots leased and too small - No live application	- Not achievable now - Where would existing uses be displaced to?
12	Dromenagh Farm (The Shannon Group / CyrusOne) (Land South of Iver Heath)	- Opportunity for redevelopment of PDL in GB - But still inappropriate development in GB requiring VSC - Potential for landscape enhancement - Isolated location - limited accessibility - Various holding objections to current application	- Live application - Multi ownership but understood not to be problematic	- Power available - Fibre available

13	Court Lane Industrial Estates (Land North of Iver Water Treatment Works)	- Allocated for redevelopment - But policy requires no greater impact on the openness of the GB - Highly visible from M25 and buildings up to 30m proposed - Pre application LPA response was negative on GB, visual impact and heritage - Pre app heritage response indicated that permission could be refused on listed building grounds alone - Where would existing occupiers be displaced to?	- The site is in single ownership and being marketed - Live application	- Small site limited opportunities for landscaping /mitigation - Within distance for power but would need to cross canal.
14	Wexham Springs	- Recent application for a data centre withdrawn – indicating not acceptable - Inappropriate development in the GB - Within Conservation Area - Likely to affect other heritage assets - Tree loss within a conservation area	- The site will be vacant and available for redevelopment by 2022/23 - However an exclusivity agreement is in place for a preferred purchaser, with the sale of the site subject to planning permission being granted	- Not achievable now - Power supply to the site is unlikely to be made available until late 2026/early 2027. - The site is close to an existing fibre cable. - But anticipated connection date is late 2025/early 2026. -

Table 2: Alternative Sites – Summary of findings

2 Assessment

Sites beyond the Green Belt (GB)

2.1 8no. out of the 14no. sites identified by the LPA for further assessment are located within the GB.

2.2 2no. of those non-GB sites [Sites 7 and 9] already have planning permission for a Data Centre and they are already accounted for in the assessment of need. They do not therefore represent additional sources of supply or an alternative.

2.3 2no. non-GB sites are not available for circa 6 years and should therefore be discounted [Sites 8 and 10]. Site 11 is an active distribution site with the main unit leased to up to 2035. The remaining plots are also leased but they would be too small.

2.4 Thorney Business Park is the only non-GB option that might have potential [Site 1]. However, the site is small and the LPA's Landscape Officer has made a strong objection that could lead to a reduction in the scale of the development and its end capacity. Redevelopment of an active employment site may also cause problems with the displacement of existing businesses in an area where there are limited opportunities outside the GB. The LPA has yet to indicate whether it will support the current application on this site

2.5 There are no other sites beyond the GB that are available, suitable or achievable.

2.6 Therefore, even if Thorney Business Park could deliver 100MW, the remainder of the need could only be addressed by GB sites.

Sites within the Green Belt (GB)

2.7 Only one GB site has been identified as having potential [Dromenagh Farm – Site 12]. All other sites have been discounted.

2.8 Whilst Dromenagh Farm involves PDL, it is not clear where the existing businesses would relocate to. Given the shortage of available land it is possible this may lead to more pressure on the GB elsewhere. The LPA has yet to indicate whether it will support the current application on this site

2.9 A hyperscale data centre would also represent inappropriate development requiring demonstration of VSC. It is beyond the scope of this assessment to be able to assess the harm to the GB and other harms in that case and whether they would be clearly outweighed by other considerations such that they would amount to VSC.

2.10 Even if Dromenagh Farm was to be granted planning permission it would only deliver circa 90MW.

3 Summary and Conclusion

3.1 Only two of the assessed sites would seem to have potential for a Hyperscale Data Centre:-

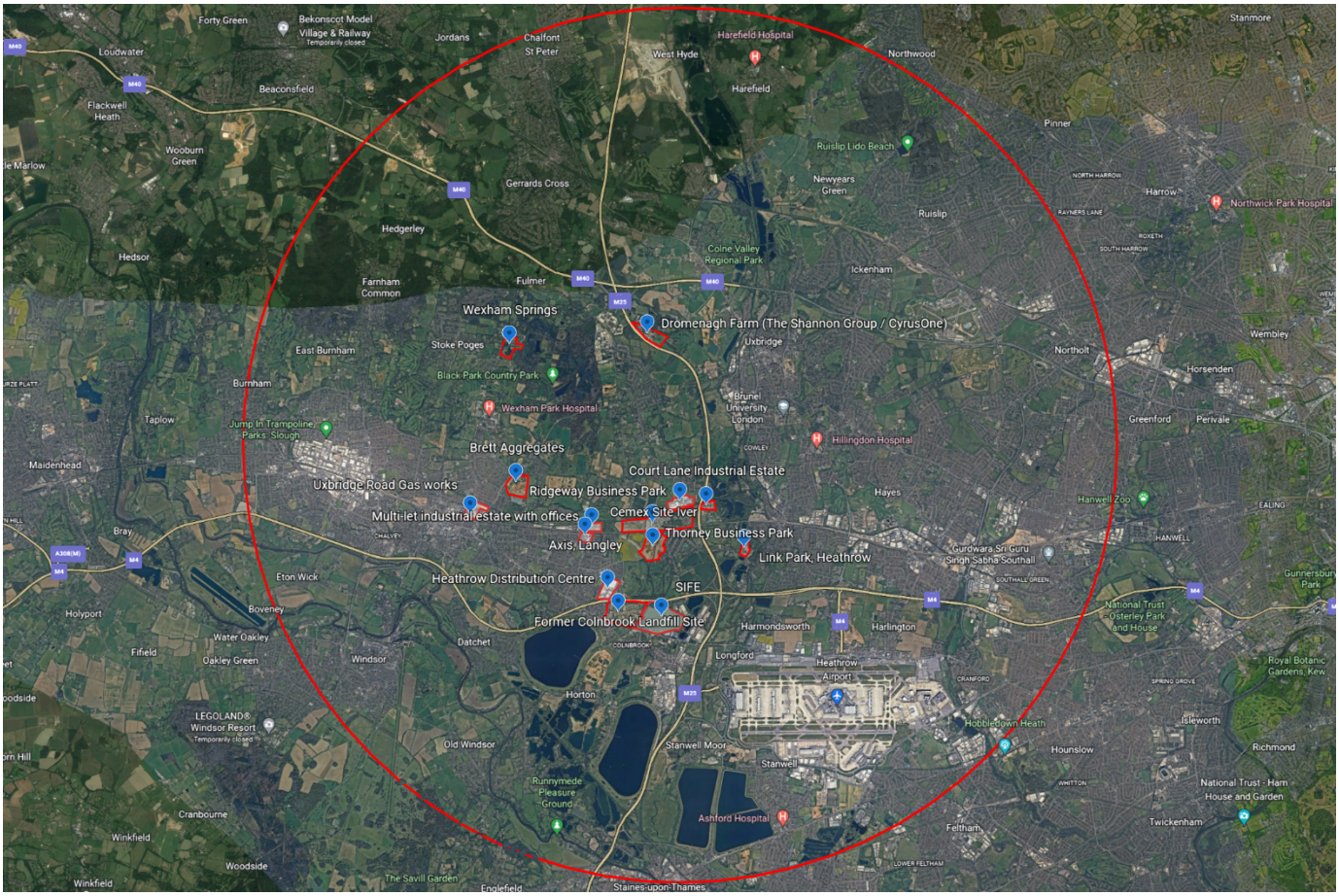
a. Thorney Business Park [Site 1]

b. Dromenagh Farm [Site 12]

3.2 Both are subject to live applications, but the LPA has yet to indicate whether it will support either of those applications.

3.3 Even if both were to be approved in their current form then they would only have an estimated combined capacity of **190MW.**

3.4 That represents about **11%** of the identified need in the Slough Availability Zone of **1,730MW** up to 2027, leaving a **residual need of circa 1,540MW** to be found. That would require more than 10no. sites with the capacity of the appeal site to be brought forward for development.

3.5 **Given that no individual site or combination of sites can meet or exceed the identified need, then they do not represent an alternative for the purposes of the current appeal.**

Appendix 1
Map of Alternative Sites