

**Sequential Site Assessment**  
**Brockley Hill, Stanmore – New**  
**Banqueting Facility**

Relating to site at  
Former Stanmore and Edgware Golf Centre  
August 2020



[hghconsulting.com](http://hghconsulting.com)



# Contents

- 1.0 Introduction ..... 3
- 2.0 Methodology ..... 5
- 3.0 Sequential Site Assessment ..... 7

### Appendices

- 1: Sites Identified in the Harrow Local Plan Site Allocations (July, 2013) deemed unsuitable by size of site;
- 2: Map of sites identified in Harrow;
- 3: Property Website Searches;
- 4: Emails from Commercial Property Agents.

## 1.0 Introduction

### Introduction

- 1.1 hgh Consulting have been instructed to prepare a Sequential Site Assessment (“SSA”) on behalf of Sairam (Holdings) Ltd (“the applicant”) to support a planning application at the former Stanmore and Edgware Golf Centre, Brockley, HA7 4LR (“the site”) for the following proposed development:

**“Demolition of existing golf club buildings (Use Class D2) and construction of a new banqueting facility (Use Class D2), widening of existing vehicular access from Brockley Hill, car and cycle parking, waste / recycling storage, landscape enhancements and associated works”**

- 1.2 The applicant owns Premier Banqueting (who host a wide range of events including weddings, celebratory festivals and charity functions for the multi-cultural communities of Harrow). The company is being compelled to relocate from its current venue at 1 Canning Road in Harrow by March 2021. This enforced re-location is due to the termination of a lease (by the Council) for car parking spaces at the Peel House car park, which directly serves the Premier Banqueting facility opposite, because it is the site of the Council’s approved new Civic Centre redevelopment proposals.
- 1.3 The proposed development is located outside of the town centre therefore a SSA is needed to demonstrate that there are no alternative suitable and available sites within town centre or edge of centre locations for the proposed banqueting facility.

### The site

- 1.4 The site has been occupied by the former Stanmore and Edgware Golf Centre (Use Class D2) comprising a large two storey clubhouse building and a driving range to the north, golf course around the remainder of the site and other ancillary buildings. The site is 6.96 hectares and has circa 95 car parking spaces to the south of the golf centre building with pedestrian and vehicular access from Brockley Hill.
- 1.5 The site is located within the Green Belt as shown on the adopted Proposals Map.
- 1.6 The former Golf Centre was closed for several months prior to COVID-19, due to it being a failing and unviable business. Unfortunately since work commenced on the proposals, the former building has been subject to an extensive fire (June 2020) and the majority of the building has been destroyed. Prior to this there had been a significant amount of pre-application discussion / meetings with senior officers at LBH and technical assessment work carried out by the various consultants.
- 1.7 The site is accessed from Brockley Hill (A5), roughly midway between its junction with Wood Lane to the north and the A410 (London Road / Spur Road) to the south.

**Need for the proposed development**

- 1.8 The key driver of the proposal is that Premier Banqueting (who host a wide range of events including weddings, celebratory festivals and charity functions for the multi-cultural communities of Harrow) must relocate from its current venue at 1 Canning Road Harrow by March 2021. This enforced relocation is due to the termination of a lease (by the Council) for circa 280 car parking spaces at the Peel House car park, which directly serves the Premier Banqueting facility located opposite, because it is the site of the Council's approved new Civic Centre redevelopment proposals.
- 1.9 Even though the existing venue is within the town centre, due to the nature of events, where guests are in their wedding/celebratory attire, the vast majority of guests travel to the site via private means of transport i.e. organised coaches, taxis and others travelling by private car. It is therefore essential that the business relocates to a site with sufficient car/coach parking for it to continue to operate.
- 1.10 A replacement venue within the Borough is critical to business continuity and maintaining the client base that the applicant has built up over the years. Many of the staff that work for the business live in Harrow as are local suppliers. If the business moved outside of Harrow, then it would impact significantly on the local community and result in local job losses.
- 1.11 The applicant has undertaken an extensive site search over a number of years (since at least 2015) to find a replacement site that is within Harrow, has sufficient capacity (for at least 500 guests) and a sufficient number of car parking spaces (at least 100) and for coaches to drop off/pick up guests. It was also important that the banqueting space had a sufficient floor to ceiling of height of least around 5m to provide sufficient space for events and to enable the venue to be dressed.
- 1.12 This search included investigating 13 sites outside of the Borough to see if there was anything exceptional that might have continued to attract clients from Harrow, but this did not yield any suitable sites.
- 1.13 The outcome of the SSA affirms that there are no alternative suitable and available sites which can deliver the proposed development.

**Structure of Assessment**

- 1.14 Section 2 of this assessment sets out the methodology that has been used to identify and assessment alternative sites in this SSA. Section 3 presents the findings of the SSA.

## 2.0 Methodology

2.1 To inform this Sequential Site Assessment, the following factors need to be established:

- The area of search;
- The size of the site that is required; and
- Sources for identifying potential alternative suitable and available sites.

2.2 The following provides a summary of the assessment methodology.

### Area of Search

2.3 The focus of the SSA is to establish whether there are any previously developed sites in the Borough of Harrow which are suitable and available, that would meet the assessment criteria and could accommodate the proposed development.

2.4 A replacement venue within the London Borough of Harrow is critical to business continuity and maintaining the client base that the applicant has built up over the years. The current venue provides a leisure facility for the multi-cultural communities within Harrow. The applicant has spent a number of years building an established client base within Harrow. If they move out of Harrow they will lose their market and established client base. The applicant also employs a number of staff that reside within the Borough, if they move out of the Borough these jobs could be lost. Local suppliers in the Borough are used including: All Seasons Fruit and Veg (HA3 6TY); Madina supermarket & Halal meat (HA1 2TY), Jenpack Limited (HA7 1NL); Makebros Ltd (HA7 1BU); Ramesh Popat (HA2 0RP); Phoenix Developments (HA1 2SP). As such, the site needs to be located in the London Borough of Harrow.

### Size of Site

2.5 Due to the nature of the use, a site of 0.6 hectares (1.5 acres) or more is required with space for 100 parking spaces. To ensure a robust assessment all identified potential locations above 0.6 ha have been considered.

2.6 For existing buildings a floor area of 1,500sqm is required with a floor to ceiling height of 5m for the banqueting hall.

2.7 Furthermore, this assessment looks at previously developed sites, therefore open space sites in the LPSA have also been omitted from this assessment.

### Sources for Identifying Potential Alternative Sites

2.8 The following sources of information have been used to identify potential alternative sites for the proposed development:

Harrow Local Plan Site Allocations (LPSA) (July 2013)

2.9 Sites below 0.6ha identified in the LPSA that have been omitted from this assessment can be found in **Appendix 1**. Furthermore, this assessment includes previously developed sites only, therefore open space sites in the LPSA have also been omitted from this assessment.

Property websites

- Right Move;
- Zoopla;
- Estates Gazette;
- Businesses for Sale;
- Dalston Business;
- On the Market; and
- Rella.

Commercial estate agents

- Tony Chamberlain;
- David Wilson;
- Bernard Gordon; and
- David Charles.

- 2.10 The location of all sites that were assessed in Harrow are shown on the map in **Appendix 2**.
- 2.11 For completeness all of the sites that have been previous considered and discounted by the applicant both in Harrow and elsewhere are included within this SSA.
- 2.12 The purpose of the SA is to establish whether there are any ‘available’ and ‘suitable’ sites that could accommodate the proposed development. A list of the sub-set parameters considered under the two assessment criteria are set out below in **Table 1**.

Criteria	Assessment Description
Suitable	<ul style="list-style-type: none"> <li>• Within London Borough of Harrow;</li> <li>• Urban and previously developed location;</li> <li>• Minimum site area of 0.6 ha / 1.5 acres;</li> <li>• No sensitive receptors / planning constraints;</li> <li>• Not in Flood Zones 2-3 on the Environment Agency’s Flood Risk Map for Planning.</li> <li>• Accessibility (PTAL 3-6);</li> <li>• Existing building / floor area of 1,500sqm+;</li> <li>• Existing buildings to have floor to ceiling heights of 5m minimum for function hall; and</li> <li>• c.100 spaces for parking.</li> </ul>
Available	<ul style="list-style-type: none"> <li>• Clearly available with no other alternative use; and</li> <li>• Must be available for occupation with the next 12 to 24 months. This is due to the closure of the existing facility in 2021.</li> </ul>

*Table 1: Criteria used to assess a site’s potential as an alternative to the subject site.*

### 3.0 Sequential Site Assessment

#### Harrow Local Plan Site Allocations (July 2013)

<b>Site 1</b>	<b>Anmer Lodge and Stanmore Car Park, The Broadway, Stanmore, HA7 3TU</b>
<b>LPSA Ref</b>	R4
<b>Site Area</b>	0.95 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, car park part of the site is located within Stanmore District Centre and forms a part of the proposed primary shopping area for the centre.
<b>Description</b>	The site is currently occupied by the single/two storey buildings and grounds of the former Anmer Lodge elderly persons' care home and day centre/temporary homeless persons' hostel. The car park currently accommodates 151 parking spaces which is shared with surrounding retail and commercial users. Site allocated for retail warehouse or food retailer with decked replacement parking.
<b>Constraints</b>	The site has an extant planning permission for mixed use redevelopment including 120 dwellings and retail / supermarket floorspace.
<b>Summary</b>	<b>Not available</b>

<b>Site 2</b>	<b>Northolt Road Business Use Area (North and South), South Harrow</b>
<b>LPSA Ref</b>	EM1
<b>Site Area</b>	2.6 ha
<b>Designations</b>	Flood Zone 1/3/3A, Northolt Road Business Use Area (Employment), PTAL 4.
<b>Description</b>	The existing use of the site comprises offices and a Metropolitan Police Station and is not located within a Town Centre.
<b>Constraints</b>	Adjacent to Royal British Legion Locally listed building, surrounded by residential dwellings, part of the site is already being developed (160 Northolt Road), other existing buildings across the site are of inadequate size, inadequate parking spaces, site not on the open market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 3</b>	<b>Rayners Lane Offices, Imperial Drive, Rayners Lane</b>
<b>LPSA Ref</b>	EM2
<b>Site Area</b>	1 ha
<b>Designations</b>	Flood Zone 1/2/3A, PTAL 3, Rayners P.H (Grade II listed), Town Centre.
<b>Description</b>	The smaller parcel has been converted from offices to residential (Talbot House) and upwardly extended for additional residential units. The larger part of the allocation (former Ladbrokes HQ) has been converted under Prior Approval from offices to residential.
<b>Constraints</b>	Building in residential use and located in a residential area, not available on the open market or scope for further development.
<b>Summary</b>	<b>Not available</b>

<b>Site 4</b>	<b>1-5 Sudbury Hill, Harrow, HA1 3SB</b>
<b>LPSA Ref</b>	H1
<b>Site Area</b>	0.64 ha
<b>Designations</b>	Flood Zone 1, PTAL 3-4, allocated for partial redevelopment for housing.
<b>Description</b>	Site has been developed for 54 flats (Taylor Wimpey).
<b>Constraints</b>	Site already redeveloped.
<b>Summary</b>	<b>Not available</b>



<b>Site 5</b>	<b>Land at Raynes Lane Station, High Worples, Raynes Lane, HA5 5EG</b>
<b>LPSA Ref</b>	H6
<b>Site Area</b>	0.72 ha
<b>Designations</b>	Flood Zone 1, PTAL 4, town centre, part of Site for Importance for Nature Conservation (borough importance grade II), allocated for partial redevelopment for housing
<b>Description</b>	The site is located next to Rayners Lane Station and comprises a large car park used for the station parking.
<b>Constraints</b>	Adjacent to residential dwellings, adjacent to Rayners Lane Station (Grade II Listed), adjacent to Rayners Lane Conservation Area, development would need to reprovide car parking capacity for the station as well as providing car parking for the proposed development.
<b>Summary</b>	<b>Not suitable</b>

<b>Site 6</b>	<b>Land at Stanmore Station, London Road, Stanmore, HA7 4PD</b>
<b>LPSA Ref</b>	H10
<b>Site Area</b>	1.45 ha
<b>Designations</b>	Flood Zone 1, PTAL 3
<b>Description</b>	Site is currently used for Stanmore Station car park.
<b>Constraints</b>	Allocated for housing, development would need to reprovide car parking capacity for the station as well as car parking for the proposed development, adjacent to Site of Importance for Nature Conservation (borough importance grade II), adjacent to Stanmore Station locally listed building and Kerry Avenue Conservation Area, and adjacent to residential dwellings nearby primary school. A planning application was recently submitted for redevelopment of the site for 277 units and commercial ground floor use (P/1221/20). Applicants: Catalyst Housing Limited And Transport For London
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 7</b>	<b>Paxfold, Elizabeth Gardens, Stanmore, HA7 4UG</b>
<b>LPSA Ref</b>	H11
<b>Site Area</b>	0.813 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Allocated for replacement sheltered housing.
<b>Description</b>	Site comprises redeveloped sheltered accommodation and open space.
<b>Constraints</b>	Site already redeveloped.
<b>Summary</b>	<b>Not available</b>

<b>Site 8</b>	<b>Edgware Town Football Club, Burnt Oak Broadway, Edgware, HA8 5AQ</b>
<b>LPSA Ref</b>	H14
<b>Site Area</b>	1.22 ha
<b>Policy</b>	Flood Zone 2/3, PTAL 2-4, Open Space, area deficient in access to nature conservation, allocated for housing.
<b>Description</b>	Site has already been developed for residential dwellings.
<b>Constraints</b>	Site already redeveloped.
<b>Summary</b>	<b>Not available</b>

<b>Site 9</b>	<b>Royal National Orthopaedic Hospital, Brockley Hill, Stanmore, HA7 4LP</b>
<b>LPSA Ref</b>	GB1
<b>Site Area</b>	41 ha
<b>Designations</b>	Flood Zone 1, PTAL 1a-1b, Green Belt, Harrow Weald Ridge Area of Special Character, Site of Importance for Nature Conservation (Metropolitan and Borough Importance grade II), hospital buildings locally listed, allocated for redevelopment of the hospital.
<b>Description</b>	The site is a strategic previously developed site with the Royal National Orthopaedic Hospital. Located to the north of the subject site on Brockley Hill
<b>Constraints</b>	Extant outline planning permission for redevelopment of the hospital and residential.
<b>Summary</b>	<b>Not available</b>

<b>Site 10</b>	<b>Harrow College, Brookshill, Harrow Weald, HA3 6RR</b>
<b>LPSA Ref</b>	GB2
<b>Site Area</b>	2.3 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Green Belt, Area of Special Character, locally listed building, allocated for education, training and related uses.
<b>Description</b>	Previously developed site comprising Harrow College.
<b>Constraints</b>	Low PTAL, adjacent to residential dwellings, allocated for education use. Been developed for additional educational buildings and conversion of frontage locally listed building for new nursery school. Site not available on the open market.
<b>Summary</b>	<b>Not suitable or available</b>

#### Internal Site Search in Harrow by Applicant

<b>Site 11</b>	<b>EuroTraveller Hotel, 55-60 Northolt Road, South Harrow, Harrow, HA2 0DW</b>
<b>Site Area</b>	Approximately 0.15 ha
<b>Designations</b>	Flood Zone 1, PTAL 4, Northolt business area site allocation.
<b>Description</b>	Hotel building with 44 en-suite guest rooms, restaurant to seat 250 guests, additional breakfast lounge to seat 22 guests, bar facilities and private gated car park (17 spaces). Hotel underwent internal refurbishment in 2010.
<b>Constraints</b>	Site too small, banqueting suite inadequate size, inadequate car parking capacity, no longer on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 12</b>	<b>12-14 Station Road (former college), Harrow, HA1 2SL</b>
<b>Site Area</b>	0.21 ha
<b>Designations</b>	Flood Zone 1, PTAL 5, Critical Drainage Area, Core Strategy Sub Area, Restricted Views Setting.
<b>Description</b>	Three storey former college building (D1 use) with undercroft parking. Total floor area of 10,645 sq ft (988.9 sq m)
<b>Constraints</b>	Site too small, inadequate car parking capacity, opposite civic centre, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 13</b>	<b>Artisan Place, Wealdstone, Harrow, HA3 5RN</b>
<b>Site Area</b>	0.2 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Critical Drainage Area, Harrow and Wealdstone Opportunity Area.
<b>Description</b>	A detached three storey building offering loft style studio offices offering 23,756 sq ft and can be subdivided into suites from 3,000 sq ft upwards. Externally the building looks onto newly landscaped gardens and has allocated car parking.
<b>Constraints</b>	Site too small, low PTAL, inadequate car parking capacity, difficulties with changing the use of the existing building, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 14</b>	<b>Mumbai Gardens, 220 Headstone Lane, Harrow, HA2 6LY</b>
<b>Site Area</b>	Approximately 1.2 ha
<b>Designations</b>	Flood Zone 1, PTAL 2.
<b>Description</b>	Formerly Broadfields Country Club, now a wedding and conference centre with in-house Indian Restaurant and sports bar.
<b>Constraints</b>	Site too small, low PTAL, no longer on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 15</b>	<b>265 The Ridgeway, Harrow, HA2 7DA</b>
<b>Site Area</b>	1.5 ha
<b>Designations</b>	Flood Zone 1, PTAL 2, Green Belt, Critical Drainage Area, RAF Northolt Safeguarding Zone.
<b>Description</b>	Property comprising a 9,000 sq ft religious meeting hall (D1 use class) of brick construction with a steel frame beneath a pitched and tiled roof. The property features toilet facilities and onsite parking for over 250 vehicles.
<b>Constraints</b>	Green Belt, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 16</b>	<b>Lexus House, Rosslyn Crescent, Harrow, HA1 2RZ</b>
<b>Site Area</b>	0.5 ha
<b>Designations</b>	Flood Zone 1, PTAL 4, Industrial and Business Use Area, Harrow and Wealdstone Opportunity Area, Protected View Setting Corridor.
<b>Description</b>	Factory warehouse building located outside a town centre.
<b>Constraints</b>	Site too small, located in an industrial estate (not suitable and the Council is resistant to the loss of B uses on existing employment sites), access to site is through residential road.
<b>Summary</b>	<b>Not suitable</b>

<b>Site 17</b>	<b>Abercorn, 78 Stanmore Hill Stanmore, HA7 3BU</b>
<b>Size (ha)</b>	Approximately 0.4ha
<b>Designations</b>	Flood Zone 1, PTAL 1a, Stanmore Hill Conservation Area, Listed Building.
<b>Description</b>	Operating as a restaurant (A3 use class) with first floor banqueting / private dining room (c.100 people). Ground floor features existing restaurant, bar and kitchen facilities.
<b>Constraints</b>	Site too small, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

#### Internal Site Search outside of Harrow by Applicant

<b>Site 18</b>	<b>North Mymms Park, North Mymms. Hatfield, AL9 7TR (Welwyn Hatfield Borough Council)</b>
<b>Site Area</b>	Approximately 1.09 ha.
<b>Designations</b>	Flood Zone 1, Grade I Listed Elizabethan Mansion, Green Belt, Watling Chase Community Forest
<b>Description</b>	Existing building used as a conference centre (D2 use class). The building features 28 en suite bedrooms with dining facilities, several reception and dining rooms and 15 conference rooms. The site also includes a 5 bedroom detached house featuring a boardroom, a 2 bedroom lodge, parkland, woodland, walled garden, orchard, 2 tennis courts, 166 acres of farmland.
<b>Constraints</b>	Too far from existing operation, Grade I listed building, existing layout of rooms not suitable, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 19</b>	<b>Bickley Manor, Thornet Wood Rd Bromley, BR1 2LW (London Borough of Bromley)</b>
<b>Size (ha)</b>	2.4
<b>Designations</b>	Flood Zone 1, PTAL 1a, Green Belt.
<b>Description</b>	Edwardian mansion sited in 6 acres of landscaped gardens and grounds.
<b>Constraints</b>	Too far from existing operation and client base etc, adjacent to school and in close proximity to residential dwellings, no longer on the market.
<b>Summary</b>	<b>Not suitable or available.</b>

<b>Site 20</b>	<b>Tudor Lodge Hotel, 50 Field End Road, Pinner, HA5 2QN (London Borough of Hillingdon)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, PTAL 2, Grade II listed.
<b>Description</b>	Hotel site in suburban area featuring three buildings. The main building is Grade II listed and includes 15 hotel rooms, the annexe building provides 23 rooms while the family block provides 6 rooms. The main building includes a small restaurant, reception, bar, lounge, staff room, commercial kitchen and toilet facilities.
<b>Constraints</b>	Inadequate amount of internal area to facilitate the existing operation and would not provide the same capacity as the existing operation, planning constraints imposed by Grade II listed building, Low PTAL.
<b>Summary</b>	<b>Not suitable</b>

<b>Site 21</b>	<b>Langdon Hills, Lower Dunton Rd, Horndon on the Hill, Upminster, RM14 3TY (Thurrock Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, Green Belt.
<b>Description</b>	Golf Country Club with 14 bedroom hotel, 11 cottages and 1 three-bedroom house. The large clubhouse building includes a restaurant and bar facilities and two function rooms; The Carleton Room (seats 30) and the Fairway Suite (seats 120).
<b>Constraints</b>	Too far from existing operation, client base, staff, suppliers etc, banqueting suite of an inadequate size and would not provide the same capacity as the existing operation, planning application submitted for comprehensive redevelopment of the site.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 22</b>	<b>South Park, 5 South Park Hill Road, South Croydon, CR2 7DY (London Borough of Croydon)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, PTAL 3.
<b>Description</b>	Former hotel building with 41 en suite bedrooms, restaurant capable of seating 85 guests, bar facilities, banqueting suites capable of seating 100+ guests, breakfast room and car parking to the front and rear.
<b>Constraints</b>	Too far from existing operation, client base, staff, suppliers etc, surrounded by residential, no longer available on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 23</b>	<b>Ghyll Manor, High St, Rusper, Horsham, RH12 4PX (Horsham District Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1,
<b>Description</b>	Oak-beamed 17 <sup>th</sup> century country house with adjoining conservatory and restaurant as well as private grounds and landscaped gardens.
<b>Constraints</b>	Too far from existing operation, no longer available on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 24</b>	<b>The Pavillion, Blackmoor Lane, Croxley Business Park, Watford, WD18 8GA (Watford Borough Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, Employment Area, Special Policy Area.
<b>Description</b>	Long and thin industrial building sited on a business park. The building features a large entrance lobby, large open internal spaces, toilet facilities and several small rooms previously used for administrative purposes.
<b>Constraints</b>	Difficulties with changing the use of the existing property, too far from existing operation, no longer available on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 25</b>	<b>St Michaels Manor, Fishpool Street, St Albans, AL3 4RY (St Albans City and District Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1.
<b>Description</b>	Grade II* listed 16 <sup>th</sup> century hotel featuring several recent additions. Building includes 30 en suite letting bedrooms, a restaurant capable of seating 140 guests, licensed wedding facilities, lounge, bar, two meeting rooms, four and a half acres of private gardens incorporating a one acre lake and summer house.
<b>Constraints</b>	Banqueting suite was of an inadequate size and would not provide the same capacity as the existing operation, no longer available on the market.
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 26</b>	<b>British Legion Site, Station Rd, West Drayton, UB7 7NQ (London Borough of Hillingdon)</b>
<b>Size (ha)</b>	0.09
<b>Designations</b>	Flood Zone 1, PTAL 3, site allocation for residential development.
<b>Description</b>	Former social club with permission to operate a D1 use. The property includes bars, meeting rooms, offices and a basement previously used as a games room.
<b>Constraints</b>	Site too small, too far from existing operation, inadequate car parking capacity, no longer on the market.
<b>Summary</b>	<b>Not suitable or available</b>



<b>Site 27</b>	<b>Fulmer Hall, Windmill Road ,Fulmer ,Slough, SL3 6HD (South Bucks District Council)</b>
<b>Size (ha)</b>	8.5
<b>Designations</b>	Green Belt, Flood Zone 1, Biodiversity Opportunity Area.
<b>Description</b>	21 acre green-belt site featuring 19 <sup>th</sup> century mansion, coach house, entrance lodge and several other various buildings amounting to more than 30,000 sq ft.
<b>Constraints</b>	Too far from existing operation, Green Belt, no longer on the market,
<b>Summary</b>	<b>Not suitable or available</b>

<b>Site 28</b>	<b>The Old Lamp Works, 25 High Path, &amp; 17 Rodney Place, Wimbledon , SW19 2JL (London Borough of Merton)</b>
<b>Size (ha)</b>	0.22
<b>Designations</b>	High Path Development Masterplan and identified as an area of regeneration and residential redevelopment, Archaeological Priority Zone
<b>Description</b>	12,000 sq ft of various existing buildings on site. Surrounding area residential
<b>Constraints</b>	Too far from existing operation, client base, staff, suppliers etc, Allocated for residential use.
<b>Summary</b>	<b>Not suitable</b>

<b>Site 29</b>	<b>Mercure, The Noke Hotel, Watford Rd, St Albans, AL2 3DS (St Albans City and District Council)</b>
<b>Size (ha)</b>	N/A
<b>Designations</b>	Flood Zone 1, partly in the Green Belt.
<b>Description</b>	Grade II former hotel building featuring 110 bedrooms, conference suits, function rooms, leisure club and spa facility.
<b>Constraints</b>	Too far from existing operation, no longer on the market.
<b>Summary</b>	<b>Not suitable or available</b>

### Search on Property Websites and Sites Marketed by Commercial Estate Agents

- 3.10 Searches of leading property websites and commercial estate agents were contacted to identify whether there were any suitable sites in the Borough of Harrow that were suitable and available on the open market. Details of those consulted are set out below.

#### Property Websites

Property Website	Result
Right Move	No sites available above 0.5 hectares.
Zoopla	No sites available.
Estates Gazette	4 sites displayed but these were too small (below 0.6 hectares).
Businesses for Sale	37 properties in the UK but none in Harrow.
Dalston Business	10 sites were displayed but these were too small (below 0.6 hectares).
On the Market	No sites available.
Rella	No sites available.

- 3.11 No properties were found on property websites that were suitable for the proposed development. The search results are shown in **Appendix 3**.

#### Commercial Estate Agents

- 3.12 All of the commercial estate agents listed in section 2 of this assessment were contacted by telephone with a follow up via email. Discussions with all of these agents confirmed that there were no suitable and available sites for a banqueting facility on their databases. Confirmation of this is shown in **Appendix 4**.

### Summary and Conclusion

- 3.13 The SSA has been prepared to objectively consider if there are any alternative sites that are suitable and available for the proposed use in a town centre or edge of centre locations compared with the subject application site.
- 3.14 The assessment has demonstrated that there are no alternative suitable or available sites for the proposed development in a town centre or edge of centre locations within the Borough of Harrow or that have been previously considered by the applicant in their previous site search prior to identifying the former Stanmore and Edgware Golf Centre site. The findings therefore clearly demonstrate that the proposed site at the Former Stanmore and Edgware Golf Centre is the most suitable, available and deliverable site for a replacement banqueting facility.

**Appendix 1: Sites Identified in the Harrow Local Plan Site Allocations (July, 2013) deemed unsuitable by size of site**

Site allocation reference	Site name	Site area (hectares)
R1	Units south of Ryners Lane Station on Alexandra Avenue, Rayners Lane	0.11
R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	0.19
R43	Roxeth library and clinic, Northolt Road, South Harrow	0.165
H2	205-209 Northolt road, South Harrow, HA2 0NG	0.027
H3	1 & 1a Silverdale Close, Northolt, UB5 4BL	0.092
H4	Former Matrix p.h., 219 Alexandra Avenue, South Harrow, HA2 9DL	0.28
H5	Former Rayners Hotel, 23 Village Way East, Rayners Lane, HA2 7LX	0.32
H7	Enterprise House, 297 Pinner Road, North Harrow, HA1 4HS	0.137
H8	Rear of 57-65 Bridge Street, Pinner, HA5 3HZ	0.118
H9	Jubilee House, Merrion avenue, Stanmore, HA7 4RS	0.57
H12	Gillian House, Elms Road, Harrow Weald, HA3 6BU	0.253
H13	Wolsrenholme, Rectory Lane, Stanmore, HA7 4AQ	0.251
H15	Hill's Yard, Bacon Lane, Edgware, HA8 5AR	0.26
H16	19 Buckingham Road, Edgware, HA8 6LY	0.128
H17	Land at Canons Park Station, Donnefield Avenue, Canons Park, HA8 6RN	0.41
H18	Former Tyneholme Nursery, Headstone Drive, Wealdstone, HA1 4UQ	0.22
H19	16-24 Lowlands Road, Harrow, HA1 3AT	0.07



**Appendix 2: Map of sites identified in Harrow**



**Key**

London Borough of Harrow Boundary

① Sequential Assessment Sites

★ The Site



### Appendix 3: Property Website Searches

#### Estate Gazette:

EC | Propertylink **FIND A PROPERTY** FIND A SERVICE JOIN | SIGN IN DISCOVER EG

For sale Harrow london borough **CREATE ALERT** **REFINE SEARCH**

**EC AWARDS 2020 THURSDAY 29 OCTOBER, 4PM**  
Click here to register

4 commercial properties for sale in Harrow (London Borough) Most recent Grid Map

FOR SALE / TO RENT	SIZE	FOR SALE / TO RENT	SIZE	FOR SALE	SIZE	FOR SALE	SIZE
For sale: £3,500,000.00 To rent: ROA	21300 Sq Ft	For sale: £3,500,000.00 To rent: ROA	21300 Sq Ft	POA	36951 Sq Ft	POA	206 - 1500 Sq Ft
<b>ADDRESS</b> The Power House, Chantry Place, Headstone Lane...	<b>TYPE</b> General Industrial, Office, Industrial, Offices	<b>ADDRESS</b> The Power House, Chantry Place, Headstone Lane...	<b>TYPE</b> General Industrial, Office, Industrial, Offices	<b>ADDRESS</b> 3312 Headstone Drive, London, HA1 4TY	<b>TYPE</b> Office, Land, Mixed Use, Land, Offices, Commercial Land...	<b>ADDRESS</b> Kentonian Close, Kenton, Harrow, HA3 8FF	<b>TYPE</b> Office, Offices

#### Rightmove:

rightmove **Buy** **Rent** Find Agent House Prices **Commercial** Inspire

Harrow + 0 miles ha. 0.5 to Max Size Min Price to Max Price

Commercial Properties For Sale in Harrow (London Borough)

**We couldn't find what you're looking for right now**

rightmove **Buy** **Rent** Find Agent House Prices **Commercial** Inspire Overseas

Harrow + 0 miles ha. 0.5 to Max Size Min Price to Max Price Property Type (1)

Land For Sale in Harrow (London Borough)

**We couldn't find what you're looking for right now**

Dalston Business:

Db. CREATE AN AD  
largest online marketplace of businesses and franchises for sale.

Sort by Filter

There are 10 Items for "Banqueting Halls (Food Service Businesses)" in "Harrow, London, England" - Showing 1 - 10/10

Per page 30



RESULTS NEARBY THE LOCATION YOU SEARCHED WHICH MAY NOT EXACTLY MATCH YOUR CRITERIA

On the Market:

nTheMarket Value my home Buy Rent Agents New homes Commercial Overseas

Location: Harrow + 5 mi Min price: Any Max price: Any Bedr: Any

Showing 11 results · Land for sale within 5 miles of Harrow (↔ rentals)

Create alert

UK > London > North West London > Harrow

Show online viewings first

No properties currently match your precise search. Below are properties within 5 miles of your search area that may be of interest.

£55,000

Property types:  Houses  Flats / apartments  Bungalows  Farms / land  Land



Rella:

Realla. Sign in or Sign up Start a CoTour List space

TRANSACTION: For sale  
PROPERTY TYPE: Any  
SUB TYPE: Any  
USE CLASS: Any  
PRICE: Any  
SIZE: 15000 to max sq ft  
DATE UPDATED: Any

Search: Harrow, London

Map: Harrow, London

Realla / Commercial property for sale / London / Harrow, London

Sorry, we were unable to match any commercial property in Harrow, London. Try zooming out or changing your search.

There may be commercial property for sale here soon or commercial property for sale nearby to Harrow, London.

Zoopla:

Zoopla My enquiries My home Sign in

For sale To rent House prices New homes Commercial Overseas Find agents Discover

Search: Harrow (London Borough), ... (within 1 mile) Leisure/hospitality £ Any price 10k min ft² Search

Zoopla > Commercial to let > London > Harrow (London Borough) hospitality to let

Hospitality to let in Harrow (London Borough)

No results found 25 Lowest price Filter results

Create email alert Save this search Draw your search

Find your perfect personal loan





**Appendix 4: Emails from Commercial Property Agents**

## Available site for banqueting facility in Harrow

2 messages

Rudra Rhodes <rrhodes@hghconsulting.com>  
To: info@chamberlaincommercial.com

14 August 2020 at 11:41

Dear Tony,

Thank you for your time on the phone earlier this week.

We are just following up to confirm that you still have no available sites in the London Borough of Harrow suitable for a banqueting facility that meets the following criteria:

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)

**Parking:** Min of 100 car spaces

**Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)

**Accessibility:** PTAL 3 - 6

**Location:** urban and previously developed land

**Drainage:** Not in Flood Zone 2 or 3

**Availability:** 1 - 2 years

**Use Class:** D2 or B1 (subject to change of use to D2)

Please could you kindly provide confirmation of the above upon receipt of this email,

Kind regards,

Rudra Rhodes  
Assistant Planner



Planning, Environment &  
Development

45 Welbeck Street, London W1G 8DZ  
020 3409 7755 | 07508 603 777

Follow updates on



[hghconsulting.com](http://hghconsulting.com)

Sign up to *hghwire*, our news and commentary bulletin. [Click here to subscribe](#)



During the current Covid-19 situation our staff are able to work from home whilst maintaining full access to a resilient IT system that we use to deliver services to our clients. Our general policy is that staff will not undertake non-essential travel; we are able to conduct all meetings virtually, either by telephone or using Zoom/Google Meet/Teams. We continue to assess the situation and we will update our policies and guidance accordingly.

This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person. HGH Consulting is a trading style of Hephher Grincell Limited. Registered in England & Wales: 9340687. Registered address: Henwood House, Ashford, Kent TN24 8DH.

Rudra Rhodes <rrhodes@hghconsulting.com>  
To: info@chamberlaincommercial.com

17 August 2020 at 12:52

Hi there,

Just following up to see if you have any sites available that meet the criteria below?

Would be grateful if you could get back to me today.

best,

[Quoted text hidden]

---

**Available site for banqueting facility in Harrow**

2 messages

---

**Rudra Rhodes** <rrhodes@hghconsulting.com>  
To: [steve@ferraridewe.co.uk](mailto:steve@ferraridewe.co.uk)

14 August 2020 at 11:19

Dear Steve,

Thank you for your time on the phone.

As discussed, our client is looking for a banqueting facility in the London Borough of Harrow that meets the following criteria:

- **Site Size:** 0.6ha / 1.5+ acres (building and parking only)
- **Parking:** Min of 100 car spaces
- **Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)
- **Accessibility:** PTAL 3 - 6
- **Location:** urban and previously developed land
- **Drainage:** Not in Flood Zone 2 or 3
- **Availability:** 1 - 2 years
- **Use Class:** D2 or B1 (subject to change of use to D2)

We would be grateful if you could provide confirmation of whether you have any sites available that meet these criteria.

best,

**Rudra Rhodes**  
Assistant PlannerPlanning, Environment &  
Development45 Welbeck Street, London W1G 8DZ  
020 3409 7755 | 07508 603 777

Follow updates on

[hghconsulting.com](http://hghconsulting.com)*Sign up to hghwire, our news and commentary bulletin. [Click here to subscribe](#)*

The logo for hghwire, consisting of the lowercase letters 'hghwire' in white on a red rectangular background.

During the current Covid-19 situation our staff are able to work from home whilst maintaining full access to a resilient IT system that we use to deliver services to our clients. Our general policy is that staff will not undertake non-essential travel; we are able to conduct all meetings virtually, either by telephone or using Zoom/Google Meet/Teams. We continue to assess the situation and we will update our policies and guidance accordingly.

This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person. HGH Consulting is a trading style of Hephher Grincell Limited. Registered in England & Wales: 9340687. Registered address: Henwood House, Ashford, Kent TN24 8DH.

---

**Rudra Rhodes** <rrhodes@hghconsulting.com>  
To: [steve@ferraridewe.co.uk](mailto:steve@ferraridewe.co.uk)

17 August 2020 at 12:51

Hi Steve,

Just following up to see if you have any sites available that meet the criteria below?

Would be grateful if you could get back to me today.

best,

[Quoted text hidden]

## Available site for banqueting facility in Harrow

2 messages

Rudra Rhodes <rrhodes@hghconsulting.com>  
To: sales@bernardgordon.co.uk

14 August 2020 at 11:44

Hi there,

Thank you for your time on the phone earlier this week.

We are just following up to confirm that you still have no available sites in the London Borough of Harrow suitable for a banqueting facility that meets the following criteria:

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)

**Parking:** Min of 100 car spaces

**Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)

**Accessibility:** PTAL 3 - 6

**Location:** urban and previously developed land

**Drainage:** Not in Flood Zone 2 or 3

**Availability:** 1 - 2 years

**Use Class:** D2 or B1 (subject to change of use to D2)

Please could you kindly provide confirmation of the above upon receipt of this email,

Kind regards,

Rudra Rhodes  
Assistant Planner



Planning, Environment &  
Development

45 Welbeck Street, London W1G 8DZ  
020 3409 7755 | 07508 603 777

Follow updates on



[hghconsulting.com](http://hghconsulting.com)

Sign up to *hghwire*, our news and commentary bulletin. [Click here to subscribe](#)



During the current Covid-19 situation our staff are able to work from home whilst maintaining full access to a resilient IT system that we use to deliver services to our clients. Our general policy is that staff will not undertake non-essential travel; we are able to conduct all meetings virtually, either by telephone or using Zoom/Google Meet/Teams. We continue to assess the situation and we will update our policies and guidance accordingly.

This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person. HGH Consulting is a trading style of Hephher Grincell Limited. Registered in England & Wales: 9340687. Registered address: Henwood House, Ashford, Kent TN24 8DH.

Rudra Rhodes <rrhodes@hghconsulting.com>  
To: sales@bernardgordon.co.uk

17 August 2020 at 13:22

Hi there,

Just following up to see if you have any sites available that meet the criteria below?

Would be grateful if you could get back to me today.

best,

[Quoted text hidden]

---

**Available site for banqueting facility in Harrow**

---

**David Blake-Wilson** <david@davidwilsonproperty.com>  
To: Rudra Rhodes <rrhodes@hghconsulting.com>

17 August 2020 at 13:33

Nothing at the moment  
Extremely difficult to find but I'll  
Keep a look out  
Regards

Sent from my iPhone

On 17 Aug 2020, at 12:53, Rudra Rhodes <rrhodes@hghconsulting.com> wrote:

Hi David,

Just following up to see if you have any sites available that meet the criteria below?

Would be grateful if you could get back to me today.

best,

**Rudra Rhodes**  
Assistant Planner

The logo for hgh consulting, consisting of the lowercase letters 'hgh' in white on a red square background.

Planning, Environment &  
Development

[45 Welbeck Street, London W1G 8DZ](#)  
020 3409 7755 | 07508 603 777

Follow updates on



[hghconsulting.com](http://hghconsulting.com)

*Sign up to hghwire, our news and commentary bulletin. [Click here to subscribe](#)*

The logo for hghwire, consisting of the lowercase letters 'hghwire' in white on a red square background.

During the current Covid-19 situation our staff are able to work from home whilst maintaining full access to a resilient IT system that we use to deliver services to our clients. Our general policy is that staff will not undertake non-essential travel; we are able to conduct all meetings virtually, either by telephone or using Zoom/Google Meet/Teams. We continue to assess the situation and we will update our policies and guidance accordingly.

This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person. HGH Consulting is a trading style of Hepar Grincell Limited. Registered in England & Wales: 9340687. Registered address: Henwood House, Ashford, Kent TN24 8DH.

On Fri, 14 Aug 2020 at 11:42, Rudra Rhodes <rrhodes@hghconsulting.com> wrote:

Dear David,

Thank you for your time on the phone earlier this week.



We are just following up to confirm that you still have no available sites in the London Borough of Harrow suitable for a banqueting facility that meets the following criteria:

**Site Size:** 0.6ha / 1.5+ acres (building and parking only)

**Parking:** Min of 100 car spaces

**Building / Floorarea:** 1,500sqm+ (existing buildings to have floor to ceiling heights of 5m min for function hall)

**Accessibility:** PTAL 3 - 6

**Location:** urban and previously developed land

**Drainage:** Not in Flood Zone 2 or 3

**Availability:** 1 - 2 years

**Use Class:** D2 or B1 (subject to change of use to D2)

Please could you kindly provide confirmation of the above upon receipt of this email,

Kind regards,

**Rudra Rhodes**  
Assistant Planner



Planning, Environment &  
Development

[45 Welbeck Street, London W1G 8DZ](#)  
020 3409 7755 | 07508 603 777

Follow updates on



[hghconsulting.com](http://hghconsulting.com)

*Sign up to hghwire, our news and commentary bulletin. [Click here to subscribe](#)*



During the current Covid-19 situation our staff are able to work from home whilst maintaining full access to a resilient IT system that we use to deliver services to our clients. Our general policy is that staff will not undertake non-essential travel; we are able to conduct all meetings virtually, either by telephone or using Zoom/Google Meet/Teams. We continue to assess the situation and we will update our policies and guidance accordingly.

This message is intended for the addressee only and may contain private and confidential information or material which may be privileged. If this message has come to you in error you must delete it immediately and should not copy it or show it to any other person. HGH Consulting is a trading style of Hephher Grincell Limited. Registered in England & Wales: 9340687. Registered address: Henwood House, Ashford, Kent TN24 8DH.



[hghconsulting.com](http://hghconsulting.com)