

# 1.0 Brockley Hill Sequential Site Assessment – Supplementary Note

### September 2020

1.1 This Supplementary Note has been prepared by high Consulting to provide further research to support the Sequential Site Assessment (SSA) submitted alongside a planning application at the former Stanmore and Edgware Golf Centre, Brockley Hill, Stanmore, HA7 4LR. The proposed development is for:

"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 In response to further advice from LB Harrow, the additional criteria for the site assessment is to include existing sites with 1,000 sqm of floorspace on one floor, in B1/D1/D2 use and within 250m of a public car park with a capacity of 50-100 parking spaces.

#### Methodology

1.3 As with the original SSA, this supplementary note addresses the following factors:

#### Area of search

- 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 (updated) assessment criteria and could accommodate the proposed development.
- 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 include: 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

- 1.4 The original search assessment criteria sought, due to the nature of the use, a site of 0.6 hectares (1.5 acres) or more with space for 100 parking spaces. However, the requirement for parking on-site was increasing the site size and therefore potentially limiting the number of alternative locations.
- 1.5 At the request of the case officer, the site search has been amended to reduce the site area criteria of 0.6ha and for the revised assessment to be based principally upon buildings with a minimum floorspace of 1,000sqm (on one floor) with access to off-site parking facilities for between 50-100



spaces within a 250m radius (being the limit that a guest of the banqueting facility may be prepared to walk in wedding attire and/or poor weather).

### **Sources for Identifying Potential Alternative Sites**

1.6 The following sources of information have been used and further consulted to identify potential alternative sites for the proposed development:

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

1.7 Sites below 0.6 hectares have been assessed. This assessment looks at previously developed sites, so therefore open space sites in the LPSA have been omitted from this assessment.

### **Property Websites**

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

#### Commercial estate agents

- Tony Chamberlain;
- David Wilson;
- · Bernard Gordan; and
- David Charles
- 1.8 The purpose of the supplementary note is to establish whether there are any 'available' and 'suitable' sites that could accommodate the proposed banqueting development based upon the revised search criteria.

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

LPSA Ref	Site name	Site area (ha)	Commentary
R1	Units south of Rayners Lane Station on Alexandra Avenue, Rayners Lane	0.11	Site has a PTAL 5 and is in Flood Zone 1.  The site allocation states that it has potential for retail floorspace for 500m2. However, this is too small for the proposed development. The existing site has existing five single storey units below 1000sqm. Rayners Lane Station car park is located adjacent to the site (however, this is also



			allocated for redevelopment and reprovision of station car parking spaces).  The existing floorspace on site is too small for the proposed development.  Not Suitable
R2	Harrow West Conservative Association and Hallmark Cars, Village Way, Rayners Lane	0.19	The site has a PTAL 4 and is in Flood Zone 1.  The site allocation states that the site should be treated as 'edge of centre' for retail purposes and is suitable for multiple small retail units or a single convenience goods retailer (potential retail floorspace of 1,000qm). The existing buildings don't have a ground floor area of 1,000sqm. There is no public car park nearby. The site is also adjacent to residential dwellings (sensitive receptor).  Not Suitable
R3	Roxeth library and clinic, Northolt Road, South Harrow	0.165	The site has a PTAL 3 and is in Flood Zone 1.  Site allocation states that the site is suitable for 1,000sqm of retail floorspace being located in South Harrow district centre. Redevelopment proposals would need to reprovide the existing library and healthcare centre which would conflict with the proposed use. Existing floorspace also below 1000sqm and too small for the proposed development. Sainsburys car park adjacent to the site which has a one and a half hour parking time restriction.  Not Suitable
H2	205-209 Northolt road, South Harrow, HA2 0NG	0.027	The site has a PTAL 4 and is in Flood Zone 1.  Site is allocated for 10 homes. South Harrow Station car park in close proximity to the site. Existing floorspace is below 1000sqm and too small for the proposed development. Proposed use would compromise allocated use on site.  Not Suitable
H3	1 & 1a Silverdale Close, Northolt, UB5 4BL	0.092	Planning permission already granted for change of use for 7 dwellings.



		Not available
Former Matrix p.h., 219	0.28	Site is already developed for residential use.
Alexandra Avenue, South		
Harrow, HA2 9DL		Not available
Former Rayners Hotel, 23	0.32	The site has a PTAL 4 and is in Flood Zone 2/3A.
Village Way East, Rayners		
Lane, HA2 7LX		Part of the site is already developed for residential
		use. The site is at flood risk. Existing public house
		below 1,000 sqm and too small for the proposed
		development.
		Not suitable
l .	0.137	Site already developed for residential use.
· ·		
		Not available
_	0.118	Site already developed for residential use.
Street, Pinner, HA5 3HZ		Not available
Jubilee Heuse Merrien	0.57	The site has a PTAL 2-3 and Flood Zone 1.
· ·	0.57	The site has a PTAL 2-3 and Flood Zone 1.
		Site already developed. Recently completed for
4110		residential care scheme.
		redicental care deficition.
		Stanmore station car park in close proximity to the
		site.
		Application approved for demolition of existing
		office building and four semi-detached houses
		and comprehensive redevelopment of the site to
		provide a mixed-use development. Proposed
		development would compromise the allocated use
		on site.
Ollian Havas Flori Division	0.050	Not suitable or available
· · · · ·	0.253	The site has a PTAL 1a-1b and is in Flood Zone
narrow weald, mas 680		1.
		The site is allocated for replacement sheltered
		housing. The existing floorspace is below 1,000
		sqm and is too small. The site is also located in
		residential area (sensitive receptor) and has a low
		public transport accessibility. There is no public
		car parking nearby.
		Not suitable
	Alexandra Avenue, South Harrow, HA2 9DL Former Rayners Hotel, 23 Village Way East, Rayners	Alexandra Avenue, South Harrow, HA2 9DL  Former Rayners Hotel, 23 Village Way East, Rayners Lane, HA2 7LX  Enterprise House, 297 Pinner Road, North Harrow, HA1 4HS  Rear of 57-65 Bridge Street, Pinner, HA5 3HZ  Jubilee House, Merrion avenue, Stanmore, HA7 4RS  Gillian House, Elms Road, 0.253



H13	Wolsrenholme, Rectory	0.251	The site has a PTAL of 1-1b and is in Flood Zone
	Lane, Stanmore, HA7 4AQ		1.
			Planning permission has already been approved
			for a 57 extra care home flats. The site is also
			located in a residential area (sensitive receptor)
			and access to site through residential road. The
			site also has a very low public transport
			accessibility.
			Not suitable or available
H15	Hill's Yard, Bacon Lane, Edgware, HA8 5AR	0.26	Site has a PTAL 2-3 and is in Flood Zone 1.
	_		Site is allocated for 28 homes. Existing floorspace
			below 1,000 sqm and site bounded by residential
			dwellings on either side (sensitive receptors).
			Proposed development would compromise
			allocated residential use.
			Not suitable
H16	19 Buckingham Road,	0.128	The site is already in use for a nursery after
	Edgeware, HA8 6LY		approved change of use application from offices
			to nursery/educational centre and 2 storey rear
			extension.
			Not available
H17	Land at Canons Park	0.41	The site has a PTAL of 3 and is in Flood Zone 1.
П17	Station, Donnefield	0.41	THE SILE HAS A FTAL OF 3 AND IS IN FIGURE 2.
	Avenue, Canons Park,		Site allocated for 17 homes as partial
	HA8 6RN		redevelopment. Opposite residential properties.
	TIAC OTTIV		Site to be retained for appropriate replacement of
			station car parking.
			Community.
			Not suitable
H18	Former Tyneholme	0.22	Site is already being redeveloped for a 41 bed
	Nursery, Headstone Drive,		care home.
	Wealdstone, HA1 4UQ		
			Not available
H19	16-24 Lowlands Road,	0.07	The site allocation states that the site is suitable
	Harrow, HA1 3AT		for residential development only. And has extant
			planning permission for 9 dwellings. The proposed
			development, site area and adjacent use would
			not be suitable for a banqueting facility on this
			site.



Not suitable.	
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# Search on Property Websites and Sites Marketed by Commercial Estate Agents

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

# **Property Websites**

Site	Property Website	Commentary
Former	Right Move,	The site has a PTAL 3 and is in Flood Zone 1.
Kodak HQ	Estates Gazette	
Building,		The site is designated as a Strategic Industrial Location and is
Headstone Drive		therefore not suitable for the proposed use. Existing site is
Drive		over 1,000sqm but the layout (with internal courtyard) is not suitable for the proposed use. 45 existing car parking spaces is
		insufficient for the proposed use.
		Site forms part of the Harrow View East Master Plan and is a
		site allocation for comprehensive redevelopment in the Harrow and Wealdstone Area Action Plan. Planning permission has
		already been secured in 2015 for the wider site where the site
		is promoted for office employment use (small medium
		enterprises). As part of the wider masterplan, the site will be
		adjacent to residential use (sensitive receptor).
		Not Suitable
The Power	Zoopla, Estates	The site has a PTAL 3 and is in Flood Zone 1.
House	Gazette	
Chantry		The site is designated as an Industrial and Business Use Area
Place, HA3 6NY		and is therefore not suitable for the proposed use. Site has also received approval for change of use from office to
TAS ON I		residential in 2018.
		19910311101111 29101
		Not Suitable
Brember	Zoopla	The site has a PTAL 2 and is in Flood Zone 1.
Road		The site is designated as an Industrial and Business Use Area
		and is therefore not suitable for the proposed use. The site
		also has a low public transport accessibility.
Lyon Dood	Zaanla	Not Suitable
Lyon Road	Zoopla	The site has a PTAL 6a and is in Flood Zone 1.



		Ground floor floorspace is below 1,000 sqm and located beneath residential units (residential receptor) which would not be suitable. This space is being marketed online for office, education, gym, retail, restaurant or medical use.
		Not suitable
Qualitas House	Zoopla	The site has a PTAL 2 and is in Flood Zone 1.
		The site is designated as an Industrial and Business Use Area
		and is therefore not suitable for the proposed use.
		Not suitable
Tudor	Rella, Zoopla	The site has a PTAL 2 and is in Flood Zone 1.
Road,		
HA3 5JF		The site is designated as an Industrial and Business Use Area
		and is therefore not suitable for the proposed use.
		Not Suitable

1.10 Properties were found on the above website for sites under 0.6 ha and with the capability to provide 1,000sqm+ floorspace on one level in the current market. For the reasons set out, these were all found to be unsuitable. The search results from 17<sup>th</sup> September 2020 are shown in **Appendix 1.** 

# Commercial Estate Agents

- 1.11 All of the commercial estate agents listed in section 2 of this assessment were contacted again by telephone with a follow up via email.
- 1.12 Discussions with all of these agents revealed only one available site (see **Appendix 2**). However, this was not found to be suitable as outlined in the table below.

Site	Site Size (ha)	Commentary
The Old	2.5	The site has a PTAL 1b/3 and is in Flood Zone 1.
Lyonian Sports		
Ground, Pinner		The site is designated open space and will thus be protected
View, HA1		under NPPF and Sport England guidance.
4QF		
		Site is surrounded by residential dwellings in a residential neighbourhood (sensitive receptors). There is no public car park nearby and the site also has a low public transport accessibility.
		Not Suitable

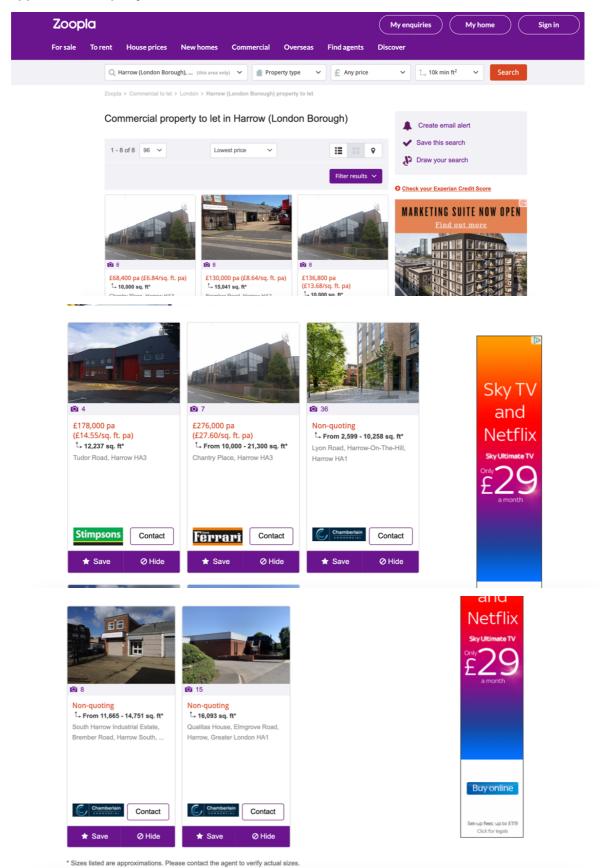
# **Summary and Conclusion**



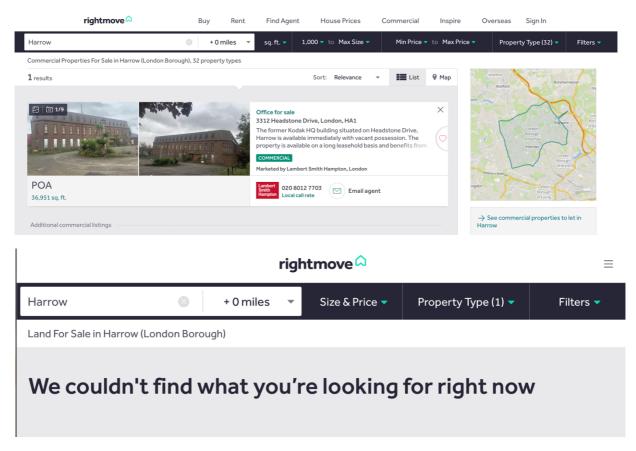
- 1.13 As sought by the case officer at LB Harrow, this Supplemental Note to the original Alternative Site Assessment has been prepared to objectively consider if there are any additional alternative sites based upon the suggested amended criteria: that the site / building has a minimum floor area of 1,000sqm on a single floor and within 250m of a public car park with 50 to 100 car parking spaces. The site(s) must meet these criteria to be considered as suitable for the proposed use in a town centre or edge of centre location(s) and therefore more locationally favourable compared with the subject application site.
- 1.14 The further 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. 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.

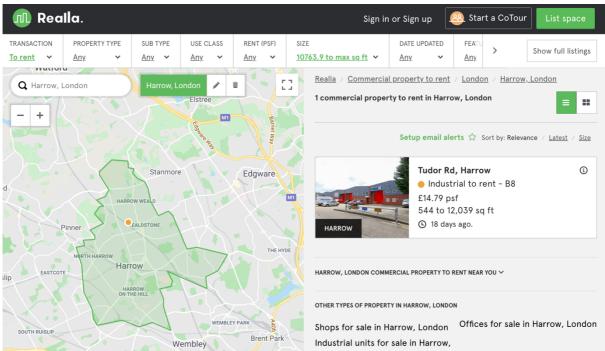


**Appendix 1: Property Website Searches** 

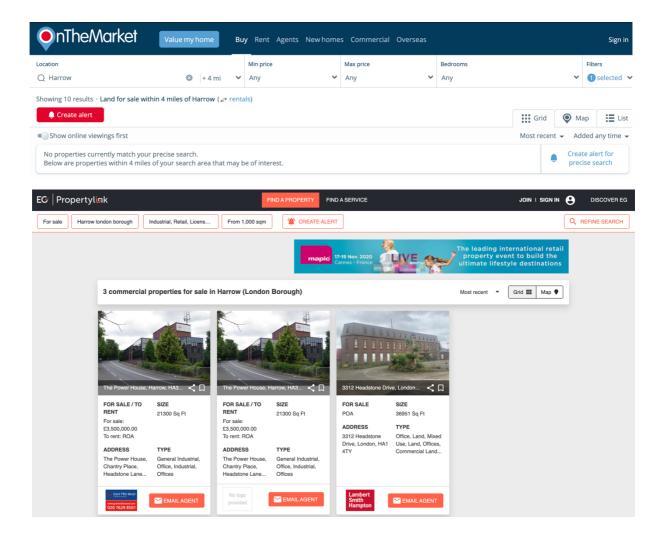




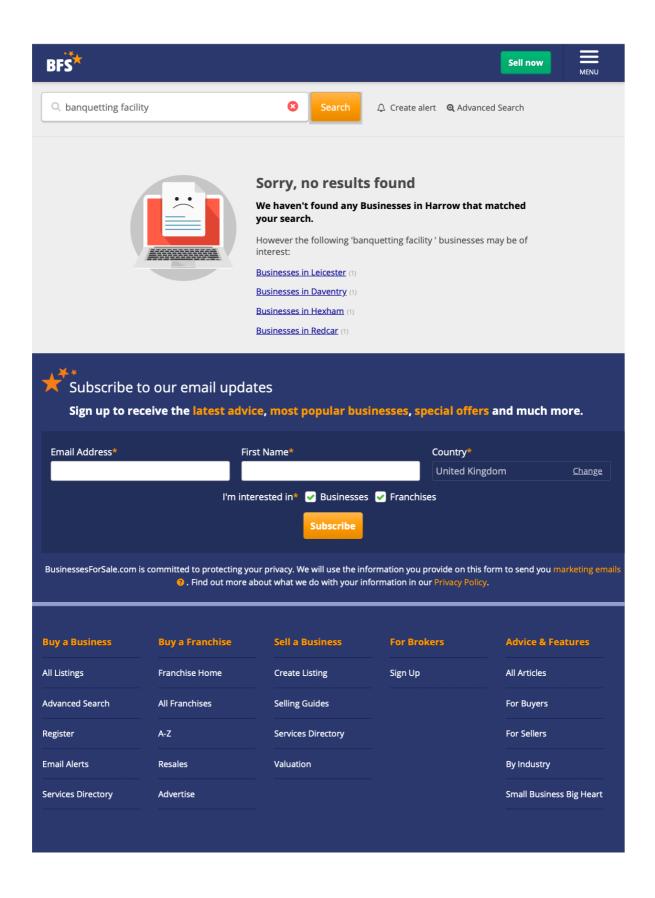








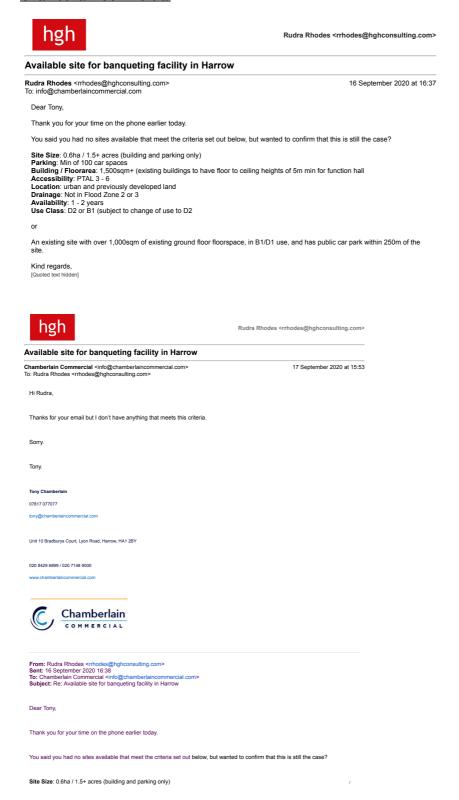






# **Appendix 2: Correspondence with Commercial Agents**

#### Chamberlain Commercial





### Bernard Gordon



Rudra Rhodes <rrhodes@hahconsultina.com>

#### Available site for banqueting facility in Harrow

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

17 September 2020 at 12:24

Hi there.

Thank you for your time on the phone earlier today. Please could you confirm if you now have any sites that meet the 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

An existing site with over 1,000sqm of existing ground floor floorspace, in B1/D1 use, and has public car park within 250m of the

I would be grateful if you could get back to me today.

best.

On Mon, 17 Aug 2020 at 13:22, Rudra Rhodes <a href="mailto:rrhodes@hghconsulting.com">rrhodes@hghconsulting.com</a> wrote:

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.

On Fri, 14 Aug 2020 at 11:44, Rudra Rhodes <a href="mailto:rrhodes@hghconsulting.com">rrhodes@hghconsulting.com</a> wrote:

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



# **David Wilson**



Rudra Rhodes <a href="mailto:rrhodes@hghconsulting.com">rrhodes@hghconsulting.com</a>

# Fw: The Old Lyonian Sports Ground - Title

David Blake-Wilson <david@davidwilsonproperty.com>
To: "rrhodes@hghconsulting.com" <rrhodes@hghconsulting.com>

16 September 2020 at 14:05

herewith as discussed circa 6.2 acres at circa 4.5 million do let me know regards

David Blake-Wilson F.N.A.E.A. F.I.C.B.A.

David Wilson Commercial Limited PO Box 715, Pinner, Middlesex, HA5 9PU

# **David Charles**



Rudra Rhodes <a href="mailto:rrhodes@hghconsulting.com">rrhodes@hghconsulting.com</a>

### Available site for banqueting facility in Harrow

Rudra Rhodes <a href="mailto:rrhodes@hghconsulting.com">rrhodes@hghconsulting.com</a>
To: George Moriarty <a href="mailto:george@davidcharles.co.uk">george@davidcharles.co.uk</a>

17 September 2020 at 15:25

Hi George,

I tried to give you a call yesterday. Do you still not have any sites that meet the below criteria?

Or any site with over 1,000sqm of existing ground floor floorspace, in B1/D1 use, and has public car park within 250m of the site.

Could you let me know today?

best,

Rudra [Quoted text hidden]