

# PPS25 Sequential Test Evidence Base

Land at North Harrow Assembly Halls,  
Station Road, North Harrow

Iceni Projects Limited on  
Behalf of BW Foundation Limited

June 2010

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### APPENDIX 1 – SITE ANALYSIS

# 1. INTRODUCTION

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1.1 Icen Projects Limited were instructed by BW Foundation in February 2010 to prepare a PPS25-style sequential test evidence base to support a planning application for the redevelopment of their existing site at North Harrow, Assembly Halls, Station Road, North Harrow for a community centre, incorporating a sports hall, gym, prayer room, library, seminar room and children's play facility). This application follows refusal of a previous application for the redevelopment of the site for a community centre incorporating the above elements as well as 8 flats and a 42 bedroom nursing home (Ref: P/2376/08CFU). The details of the current scheme are set out in the Planning Report, produced by Howard Green, as incorporating the following elements:

- A 594 sq.m Sports Hall incorporating male and female changing areas and gyms;
- Exhibition space of 107 sq m;
- Prayer rooms;
- A 261 sq m Library;
- Seminar Rooms and Offices; and,
- A children's play facility.

1.2 The previous planning application was refused for three reasons. The first reason referred to the application of the exceptions test of Planning Policy Statement 25:

- “1. The proposed development, by reason of failing to address all of the requirements of the exception test of Planning Policy Statement 25 (PPS25), would result in an unsafe development in an area with a high probability of flooding and is likely to result in flood risk elsewhere, contrary to PPS25, policy 4A.12 of the London Plan 2008 and policy EP11 of the Harrow Unitary Development Plan 2004.”

1.3 This current application has been amended since previously submitted and the residential element and nursing home have been deleted from the scheme. PPS25 is clear that the sequential test must be applied to all vulnerable uses, at risk of flooding, when considering development within the flood plain. For the purposes of this assessment all elements of the proposed scheme are to be considered, as each element is integral in collectively creating a diverse and integrated community centre.

- 1.4 Section 3 of this report provides a more detailed breakdown of the methodology of the sequential test evidence base employed in the assessment of the application proposals, but, in simple terms, the report seeks to respond to the requirements of PPS25 to undertake a risk based sequential test to demonstrate that there are no better or more suitable sites that exist within Harrow to accommodate the community centre proposals, giving priority (in descending order), to the availability and suitability of Flood Zone 1, 2 and more sequentially preferable Zone 3 sites.
- 1.5 Following discussion with Officers at London Borough of Harrow, BW Foundation have been advised that a sequential test evidence base that is in compliance with PPS25 is considered necessary in respect of the community centre element of the proposal.
- 1.6 Issues of drainage and flood risk of the scheme are addressed in technical detail in the Flood Risk Assessment, produced by WSP in support of this application.

## 2. POLICY BACKGROUND

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### a) Planning Policy Statement 25 – Development and Flood Risk

- 2.1 PPS25 was adopted as National Policy in December 2006, with the aim of setting out the Government's approach to flood risk and development. The main themes of PPS25 are ensuring flood risk is properly appraised and managed in the consideration of development, and where appropriate reduced as a consequence of development.
- 2.2 PPS25 clearly sets out that a sequential approach should be adopted to flood risk and applied at all levels of the planning process. Such a sequential approach is used to demonstrate that there are no reasonably available sites in other areas of lower flood risk, which could deliver the form of development or land use proposed.
- 2.3 Following the application of a sequential approach, PPS25 makes provision for the application of the exception test, where it can be demonstrated that there are no reasonably available alternative sites located in zones of lower probability of flooding.
- 2.4 The exceptions test is only appropriate for sites located in Flood Zones 2 and 3, where the sequential test alone cannot deliver appropriate sites. The exception test provides the opportunity for the essential infrastructure and development that provides wider sustainability benefits to the community to be delivered within areas of higher flood risk.

### b) Harrow Unitary Development Plan (July 2004)

- 2.5 Whilst the Harrow Unitary Development Plan is largely out of date, when considered in the context of PPS25, Policy EP11 (Development within floodplains) was saved by the Secretary of State in September 2007. This policy remains relevant to the consideration of development and flood risk and states:

“Development within floodplains will not normally be permitted should circumstances arise where other material considerations outweigh the need to protect the natural function of the floodplain, developers will be required to incorporate adequate measures to ensure that their proposal would not lead to or increase the risk of flooding on-site or elsewhere.”

- 2.6 Whilst conceived in the context of PPG25 and not PPS25, this policy adopts a consistent approach to development and flood risk providing scope for appropriate development in flood risk areas, where it can be demonstrated that the proposed development will achieve wider benefits and will not lead to the detrimental functioning of the flood plain.

2.7 Within both documents, the emphasis is upon the developer to provide to the Local Planning Authority with evidence and justification as to why development is necessary and justified within the floodplain. As explained further in the following section, it is the intention of this report to demonstrate a sequential assessment of the land at North Harrow Assembly Halls in respect of the guidance provided within PPS25 and the Harrow UDP.

### 3. METHODOLOGY

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#### a) Overview

- 3.1 As discussed in the previous section of this report, under the requirements of PPS25, it is necessary for an appropriate sequential assessment to be undertaken with respect to all developments proposed on sites within a flood zone. Table D.2 of PPS25 clearly sets out the flood risk vulnerability classification of various uses and Table D.3 identifies the types of uses which need to be considered under the terms of a sequential test.
- 3.2 Following discussions with the Environment Agency and LB Harrow Council, it has been agreed with BW Foundation that a sequential test exercise must be carried out in respect of the proposed community centre development, to demonstrate the appropriateness of this proposal within the functional floodplain.

#### b) The Application of PPS25

- 3.3 In approaching the application of the sequential test, PPS25 is clear that a: *“sequential risk-based approach to determining the suitability of land for development in flood risk areas is central to the policy statement and should be applied at all levels of the planning process” (Paragraph 14)*. It is evident from subsequent paragraphs of the document that the principal direction of this policy statement in relation to the application of the sequential test relates most appropriately to the local planning authorities allocating land in Local Development Plan Documents for development of making decisions on applications where an LDF is already in place.
- 3.4 Within the context of PPS25, Iceni have attempted to practically apply the requirements of the sequential test to the specifics of the proposed development. This has been specifically applied within the context of the proposed community centre and the individual uses as outlined in paragraph 1.1 of this report, an approach that has been agreed with LB Harrow Council.

#### c) The Applied Approach

- 3.5 The first step in applying the sequential test to the proposed community use is to determine the flood risk vulnerability of the proposed community use.
- 3.6 Table D.2 of PPS25 makes direct reference to the classification of flood risk vulnerability and defines essential infrastructure and differing degrees of vulnerability of uses. In seeking to define the proposed community use in terms of flood risk vulnerability, Iceni have sought

guidance from the LB Harrow Strategic Flood Risk Assessment (SFRA) Report published in June 2009. A significant part of the site is identified in Table 5 of the SFRA as being an LDF site allocation (Ref: PS42) located within Flood Zone 1, although with reference to Environment Agency Maps and discussions with LB Harrow, it is considered that this classification is inaccurate.

- 3.7 In applying the sequential test to development proposals, Annex D of PPS25 provides more detailed information on the purpose and effectiveness of the sequential test. Paragraph D5 states:

“The overall aim of decision-makers should be to steer new development to Flood Zone 1. Where there are no reasonably alternative sites in Flood Zone 1, decision-makers identifying broad locations for development and infrastructure, allocating land in spatial plans or determining applications for development at any particular location should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exceptions Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should decision-makers consider the suitability of sites in Flood Zone 3, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.”

- 3.8 In consideration of the application of the sequential test to this proposed development, Icenl have had due regard to the SFRA and modelling data and have undertaken a critical analysis of all sites identified within the SFRA and proposed Site Allocations DPD for community uses.
- 3.9 This exercise has involved a qualitative analysis of all identified sites for the community use proposed, making reference to site size, physical constraints and geographical location within the Borough. Furthermore, the principles of suitability, availability and viability have been applied to the assessment of sites, to determine the appropriateness of other sites within the Borough to accommodate the proposed development.
- 3.10 Results of this sequential analysis are presented in the following chapter.

## 4. THE SEQUENTIAL TEST

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- 4.1 In applying the principles of the PPS25 and specific guidance relating to the preparation of a Sequential Test evidence base, Icenl have considered the need to identify, and analyse, other sites proposed within existing and emerging Development Plans for future community use.
- 4.2 In the case of the proposed development of land at North Harrow Assembly Halls, allocations for community uses as identified in the LB Harrow's Site Allocations DPD Issues and Options Paper and SFRA, have been analysed with regard to their suitability for accommodating BW Foundation's proposals for the site.
- 4.3 In total, 14 sites were identified as being appropriate for accommodating a community use, in accordance with the evidence set out in the aforementioned documents. The full assessment of sites is provided in Appendix 1 of this report.
- 4.4 As a summary, of the 14 sites identified, 3 are considered available to accommodate the proposed development, unconstrained by physical factors such as access restrictions. Notwithstanding this, of these 3 sites, 1 is located within Flood Zone 3b and cannot be considered to be sequentially preferable to Land at North Harrow Assembly Halls. Furthermore, of the remaining 2 sites, 1 is significantly smaller than the proposal site, being almost a seventh of the size and the remaining site is located in Kenton East, which is a considerable distance from the existing community at North Harrow and consequently would not serve the existing community in North Harrow. The North Harrow Assembly Halls site accommodates an established community facility, albeit the existing buildings are considered to be obsolete and in a poor state of repair. The principal focus of the redevelopment is on providing a community facility that replaces this existing facility for the benefit of the community of North Harrow and, to a lesser extent, the wider community. The site at Kenton East is considered to be located too far from the existing Assembly Halls site to fulfil the needs of the North Harrow Community.
- 4.5 With further reference to the site at Kenton East, it is clear that the site is occupied by the Territorial Army and has recently secured a planning permission for an additional building on site to be used by the Air Training Corps. It is considered that this site benefits from a unique community use in its own regard and would not be immediately available or suitable to provide a community centre use, as proposed.
- 4.6 In addition, the site of the former Rayners Public House on Imperial Drive has been considered as an alternative site for accommodating the development proposals. The site has not been formally identified by Harrow Council as a suitable site for future community uses, but is currently vacant and not in active use. Although the site is considered to be of a

suitable size and location to accommodate the proposed development, the Rayners Public House site currently benefits from a commercial use and is considered most appropriate for redevelopment for such purposes given the identification of the site in a formal District Centre in accordance with the Harrow UDP. Furthermore, the site immediately south of the application site benefits from an extant planning permission for residential development and if alternative uses were to be considered, it is considered that residential development would be most appropriate in this regard.

- 4.7 The North Harrow Assembly Halls site is considered to be sequentially preferable to the Rayners Public House site on the basis that the site accommodates an existing outdated community facility that will be replaced with a new facility benefiting the wider community of North Harrow. The Rayners Public House site falls within a District Centre and is currently benefits from a commercial use. Redevelopment of this site would be best suited to commercial development or the provision of residential development in this sustainable location.
- 4.8 Icen have considered the application of the sequential test in the context of the specific proposals by BW foundation and described in paragraph 1.1 of this report. In analysing all sites identified for community uses within Flood Zones 1, 2 and 3, it is considered there is no alternative site within an area of lower flood risk, which could accommodate the proposed development. Accordingly, the guidance of Paragraph D5 of PPS25 has been applied in respect of the sequential test and it is necessary to consider the application of the Exception Test to this community infrastructure use.

## 5. THE EXCEPTION TEST

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### a) Appropriateness of the Exceptions Test

- 5.1 PPS25 is explicit in its advice regarding the application of the Sequential Test and the process for assessment of sites if the requirements of this test cannot be met. Paragraph 18 of PPS25 states:

“If, following application of the Sequential Test in Annex D, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones of lower probability of flooding, the Exception Test can be applied...”

- 5.2 In clarifying the use and appropriateness of the Exception Test, Paragraph 19 of PPS25 determines that such a test is applicable for large areas in Flood Zones 2 and 3 where the Sequential Test cannot deliver appropriate sites, but where some continued development is needed for wider sustainable development reasons.

### b) Application of the Exception Test

- 5.3 Having established through analysis that there are no other reasonable sites within areas of a lower risk of flooding, which are suitable, available or achievable to accommodate the proposed development, it is considered the requirements of the Sequential Test have been passed. As a consequence, and in accordance with paragraph 18 of PPS25 it is deemed appropriate to apply the Exception Test to the development.

- 5.4 The key guidance in applying the Exception Test is set out within paragraph D.9 of PPS25. This paragraph sets out three requirements which must be passed in order for a proposal to be in compliance with the Exception Test and acceptable in planning terms. The first requirement to be met for the Exception Test to be passed is:

“a) it must be demonstrated that the development provides wider sustainability benefits to a community that outweigh the flood risk, informed by a SFRA where one has been prepared. If the DPD has reached the ‘submission’ stage...the benefits of the development should contribute to the Core Strategy’s Sustainability Appraisal.”

- 5.5 In considering the application, a number of supporting reports have been prepared which provide further information on the development including a Design and Access Statement, Planning Statement and Sustainability Appraisal. These documents help to set the context of the development and demonstrate the positive aspects of development. It is important to remember that the site currently accommodates a community use and has done for a number of years, albeit the scope of this use has been fairly limited. Furthermore, the existing buildings on the site remain sub-standard and largely obsolete. The proposed development

presents the opportunity to maintain and enhance this community use, creating a modern development, which will deliver other facilities for the benefit of the wider community. With specific regard to the wider sustainability benefits that will be achieved as a result of the proposed development, as referenced in paragraph D.9, it is considered that the following benefits will be delivered:

- The proposed development of a multi-functioning mixed-use community centre will be a significant asset for North Harrow, bringing together members of the local community through a series of interactions and activities. The development will replace an outmoded and largely defunct facility that is in a poor state of repair and of no architectural value, with a modern, contemporary and functional community building;
- The new facilities to be provided within the development include a sports hall, gym and community library. All three of these facilities will benefit the existing community, bringing together a wide range of individuals and community groups. Such facilities will also promote cultural learning within the community.
- Redevelopment will make the most appropriate use of previously developed land and will promote a wider community use of the site, significantly contributing to the development of relationships and associations within the community.
- WSP have produced a Flood Risk Assessment for the development, which demonstrates that there is no discernable increase in the risk of flooding as a result of the proposed development. Such work has been produced in consultation with the Environment Agency.

5.6 In reference to the production of the Core Strategy, it is evident that this document has not reached the 'submission stage'. Accordingly, it is not possible for the benefits identified above to be fed into a Sustainability Appraisal, which in any event is a responsibility for the Local Planning Authority, rather than the applicant to initiate.

5.7 The second requirement of the Exception Test, as set out in paragraph D.9 states that:

“b) the development should be on developable previously-developed land or, if it is not on previously developed land, that there are no reasonable alternative sites on developable previously-developed land.”

5.8 It is clear from the urban location of the site and existing functioning buildings on the site that the proposed development is on previously developed land. In this respect, this requirement of the Exception Test is immediately satisfied. It has been demonstrated by way of this report and associated analysis, that other available previously-developed sites have been considered.

5.9 The final requirement of paragraph D.9 advises that:

“c) a FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.”

5.10 As referred to in paragraph 5.5 of this report, WSP have undertaken a site specific Flood Risk Assessment, which demonstrates that any perceived risk or threat of flooding can be fully mitigated against within the development. Iceni consider the findings of this FRA to be clear and accordingly to have satisfied the final criteria of the Exception Test as set out in PPS25.

5.11 With respect to both the Sequential Test and the Exception test, Iceni have sought to apply the objectives of PPS25 in a practical and considered manner. On the basis of the information currently available, Iceni are of the opinion that the Exception Test most readily applies to the application proposals, and that the sustainable benefits that will be delivered to the community as a result of development, in combination with the planning merits of the proposals fully justifies the positive determination of this application in accordance with the guidance set out in PPS25.

## 6. CONCLUSION

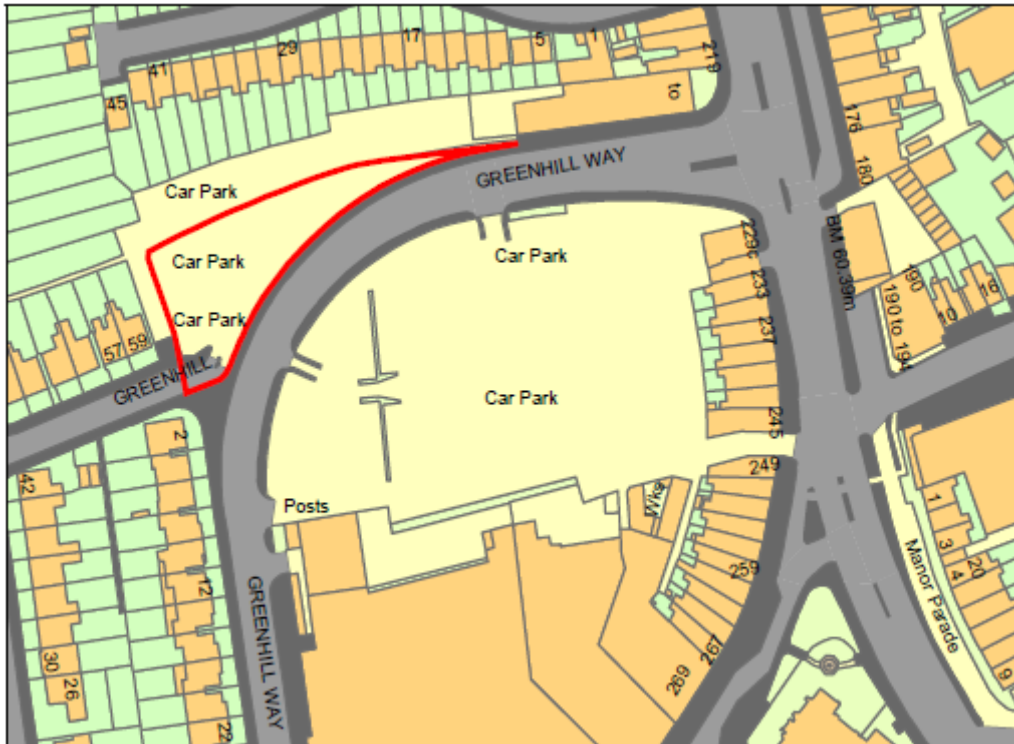
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- 6.1 This report has sought to apply the principles of PPS25 in determining the appropriateness of Land at North Harrow Assembly Halls to deliver proposals for a community centre and mixed use scheme. In as far as possible, regard has been had to the application of the sequential approach to direct development to sites of lower flood risk as a priority.
- 6.2 In determining the acceptability of the current proposals, the analysis has taken account of all significant information including guidance from LB Harrow's Core Strategy and Site Allocations DPD consultation papers and Government guidance in respect of PPS25 and the London Plan with Alterations. This report has tried to clearly explain the methodology applied in respect of the Sequential Test and every effort has been made to ensure that the information collected is accurate.
- 6.3 From analysis of the definitions of development set out in PPS25 and those of the LB Harrow SFRA, it is evident that community infrastructure is determined to be essential infrastructure. As a consequence, it has been necessary for consideration to be given to all sites identified for community use within the LB Harrow's LDF, including sites within Flood Zones 1 and 2. It has been determined that there is no other reasonably available, suitable or deliverable site within an area of lower flood risk capable of accommodating the proposed development.
- 6.4 Icenl have applied the three separate requirements of the Exception Test as identified in paragraph D.9 of PPS25 to the application proposals. Icenl believe the proposals demonstrate sustainable community benefits will be delivered as a result of the application proposals. Furthermore, the supporting application documentation demonstrates these wider benefits in more detail and the planning merits that can be delivered to aid the overall sustainable development of the Borough. Coupled with the brownfield status of the site and the findings of the site specific FRA undertaken by WSP in support of the proposals, it is considered the Exception Test and guidance of PPS25 have been fully and thoroughly applied and examined.
- 6.5 In respect of all the above reasons, Icenl would respectfully suggest that the application site and proposed development satisfies the objections of PPS25 in respect of both the Sequential and Exception Test.

# **APPENDIX 1**

## **SITE ANALYSIS**

**PS2 North of Greenhill Way, Brent**



<b>Current Use</b>	Car Park
<b>Site Area</b>	0.2 Ha
<b>Ward</b>	Greenhill
<b>Flood Zone</b>	1
<b>PTAL Level</b>	3
<b>UDP Designation</b>	Small scale commercial, residential or community use.
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>• Planning permission was granted for the redevelopment of this site for 37 flats and associated parking in March 2009 (Ref. P/1721/08CFU).</li> <li>• The remaining planning history for this site relates to applications for advertisement hoardings.</li> </ul>
<b>Additional Information</b>	Development potential is constrained by the poor access and awkward shape of the site.

<b>Commentary</b>	The site has planning permission for residential development and is considered unsuitable for the proposed development.
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**PS3 2 St John's Road, Brent**



<b>Current Use</b>	Car Park
<b>Site Area</b>	0.05
<b>Ward</b>	Greenhill
<b>Flood Zone</b>	1
<b>PTAL Level</b>	6a
<b>UDP Designation</b>	Small scale commercial, community or residential use.
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>No planning history relating to this site.</li> </ul>
<b>Additional Information</b>	Small site with limited potential for redevelopment due to its restricted size and the presence of a mature tree on the St John's Road frontage.

<b>Commentary</b>	This site is significantly smaller than the North Harrow Assembly Halls site, being a seventh of the size and has the added constraint of a mature tree on the corner of the site which will potentially need to be retained. The limited size of the site makes it unviable for accommodating the level of development proposed.
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**PS4 9-11 St John's Road, Brent**



<b>Current Use</b>	Residential
<b>Site Area</b>	0.2 Ha
<b>Ward</b>	Greenhill
<b>Flood Zone</b>	1
<b>PTAL Level</b>	4/5
<b>UDP Designation</b>	Office, leisure, residential or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>No planning history relating to this site.</li> </ul>
<b>Additional Information</b>	Site is considered to be well located, on the edge of the primary shopping area, and would be suitable for a wide range of town centre uses.

<b>Commentary</b>	This site is sustainably located. However, the loss of residential dwellings will be resisted in accordance with Policy H11 of the Harrow UDP. In addition, the site is smaller than the application site and could not accommodate the level of community uses as proposed.
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### PS10 YWCA Sheepcote Road, Brent



<b>Current Use</b>	YWCA
<b>Site Area</b>	0.1 Ha
<b>Ward</b>	Greenhill
<b>Flood Zone</b>	1
<b>PTAL Level</b>	4
<b>UDP Designation</b>	Residential or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>An application for the demolition of the existing building and redevelopment to provide 11 flats was refused and subsequently dismissed on appeal in 2008 (Ref. P/2272/07/3778). The grounds for dismissal were: overdevelopment, scale and massing and the potential adverse impact on adjacent residential occupiers.</li> </ul>
<b>Additional Information</b>	Restricted vehicular access from Sheepcote Road

<b>Commentary</b>	The site is smaller than the North Harrow Assembly Halls site and its narrow shape is a potential constraint to development. Furthermore, the site does not benefit from significant road frontage and being situated within the urban fabric is considered most suitable for residential development.
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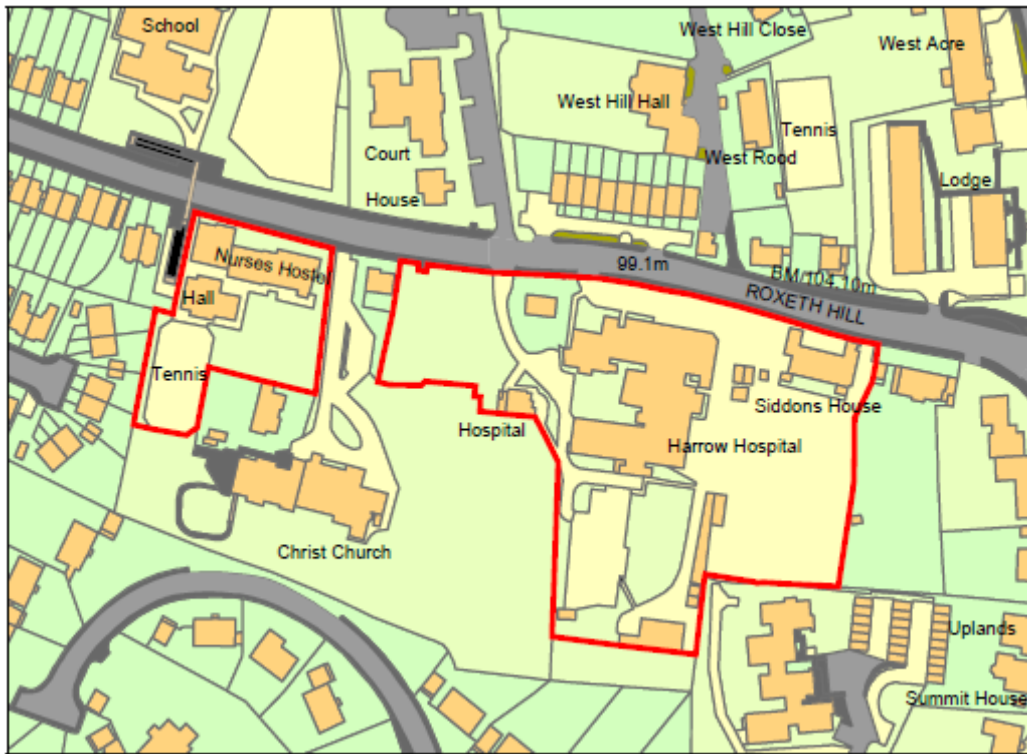
**PS12 Prince Edward Playing Fields, Whitchurch Lane/Camrose Avenue**



<b>Current Use</b>	Football pitches
<b>Site Area</b>	17.3
<b>Ward</b>	Queensbury
<b>Flood Zone</b>	3b
<b>PTAL Level</b>	-
<b>UDP Designation</b>	Outdoor leisure use, incorporating community stadium, tennis courts and sports pitches.
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>Site has been redeveloped to provide football pitches for Barnet FC which opened in December 2009.</li> </ul>
<b>Additional Information</b>	-

<b>Commentary</b>
Site has recently been redeveloped for football pitches and would not be compatible with the community centre as proposed.

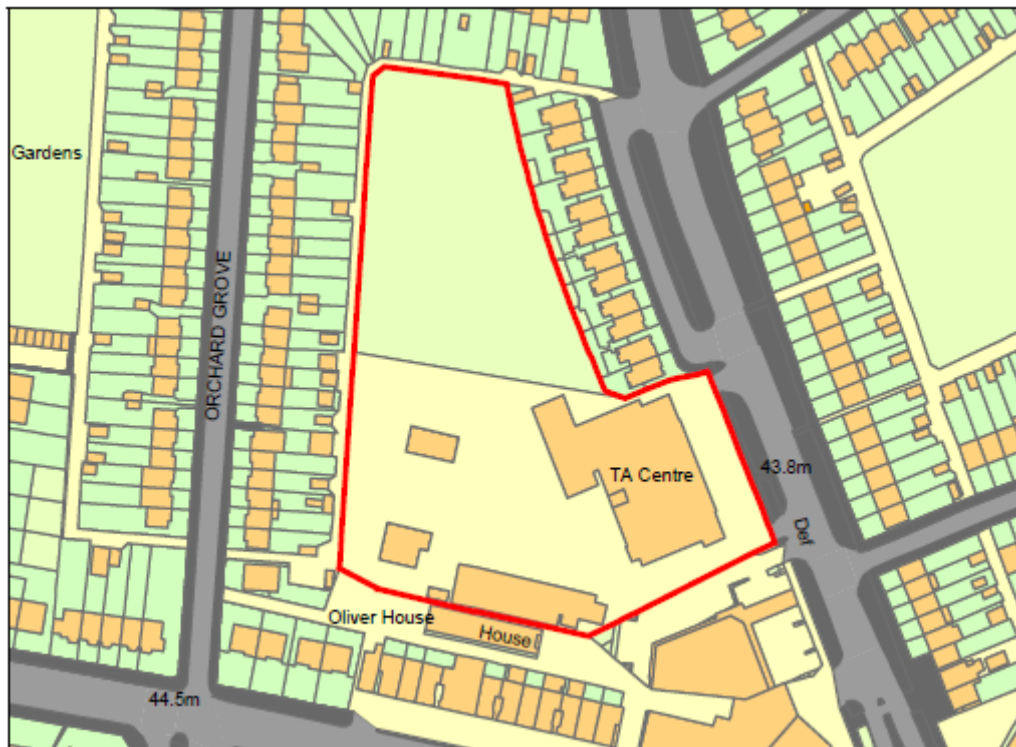
**PS13 Former Harrow Hospital and Nurses Hostel, Roxeth Hill**



<b>Current Use</b>	Residential and 42 bed hostel
<b>Site Area</b>	1.5 Ha
<b>Ward</b>	Harrow on the Hill
<b>Flood Zone</b>	1
<b>PTAL Level</b>	2
<b>UDP Designation</b>	Residential or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>Construction underway for residential redevelopment including a 42 bed hostel with associated parking.</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>
Site has been redeveloped for residential uses and a 42 bed hostel and is unavailable.

**PS17 TA Centre, Honeypot Lane, Brent**



<b>Current Use</b>	TA Centre
<b>Site Area</b>	1.4
<b>Ward</b>	Kenton East
<b>Flood Zone</b>	1
<b>PTAL Level</b>	2/3
<b>UDP Designation</b>	Retail, housing or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>• Application granted in 2008 for a single storey detached building to provide hall and ancillary accommodation for air training corps.</li> <li>• No other applications submitted on this site</li> </ul>
<b>Additional Information</b>	Site to be carried forward

<b>Commentary</b>	<p>This site is large enough to accommodate the proposals for the North Harrow Assembly Halls site but currently benefits from an extant planning permission for the provision of a specialist training facility. Notwithstanding this, the site remains well established within the urban fabric, being bound on all sides by existing dwellings, and is considered most appropriate for residential development.</p>
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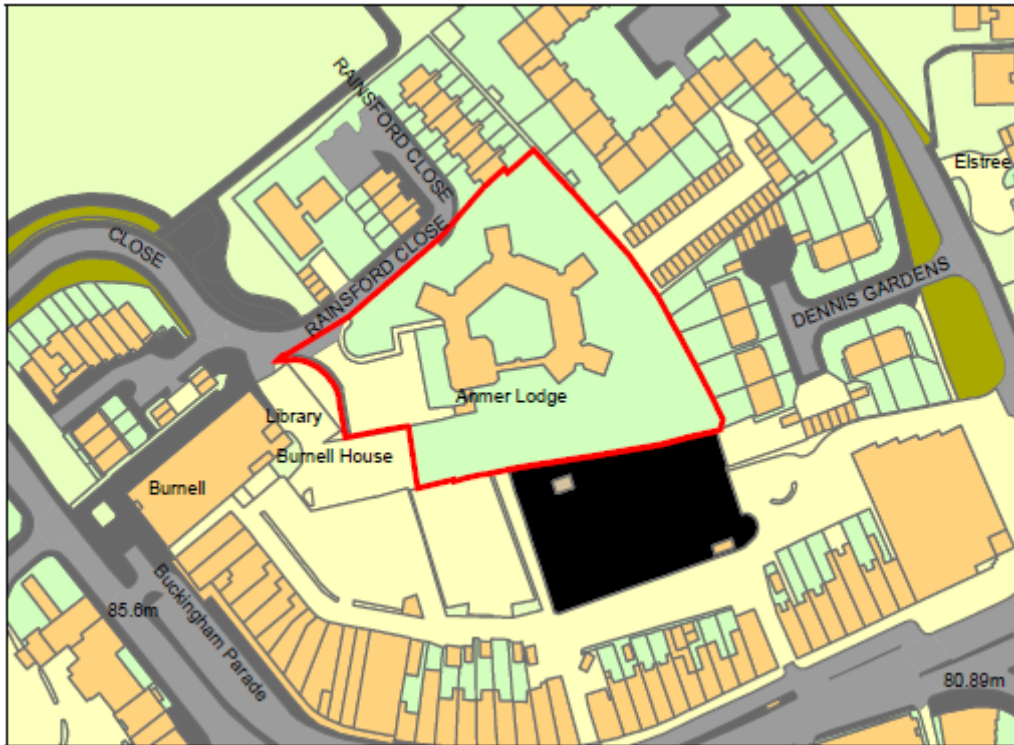
**PS18 149 and 151 Pinner View, Crane, HA2 6PX**



<b>Current Use</b>	Car breakers yard
<b>Site Area</b>	0.16 Ha
<b>Ward</b>	Headstone South
<b>Flood Zone</b>	3b
<b>PTAL Level</b>	1b
<b>UDP Designation</b>	Residential or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>Application permitted for a Certificate of Lawful Existing Use: Use as Car Breakers Yard in 2000.</li> </ul>
<b>Additional Information</b>	Site to be carried forward

<b>Commentary</b>	<p>Site is currently in use as a car breakers yard. Site is significantly smaller than the Assembly Halls site. In addition, the UDP considers a development up to 2 storeys to be appropriate on this site. The site is therefore too small to accommodate the proposed development. The site is also in an unsustainable location for community uses.</p>
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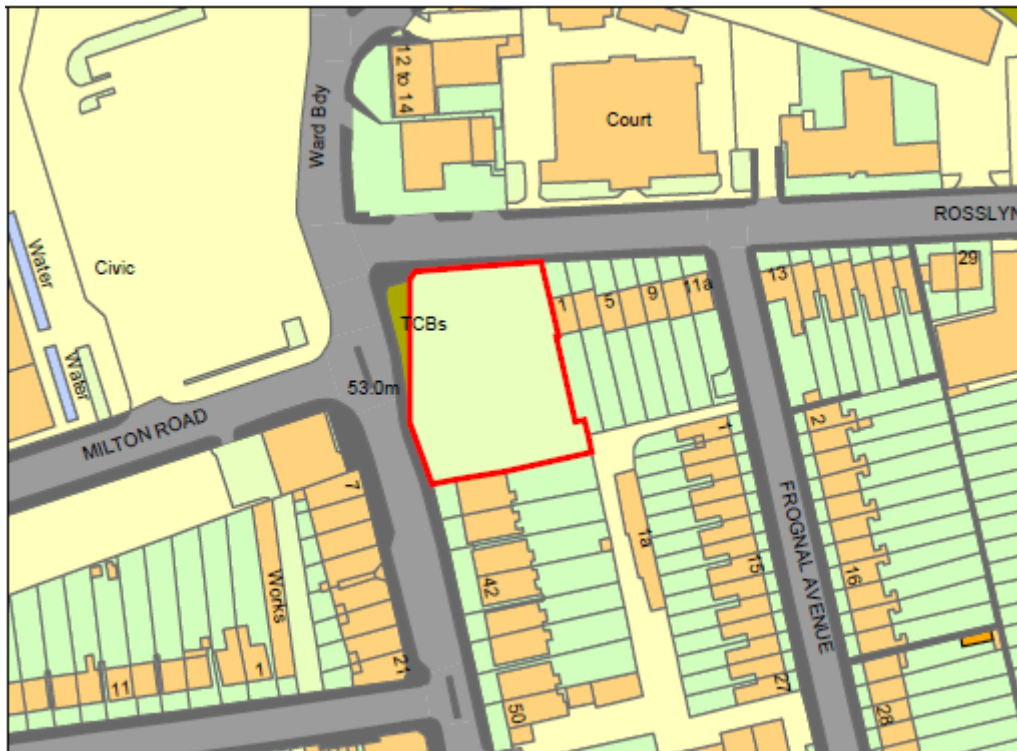
**PS26 Anmer Lodge, Coverdale Close, Brent, HA7 3TU**



<b>Current Use</b>	Residential hostel
<b>Site Area</b>	0.6 Ha
<b>Ward</b>	Kenton East
<b>Flood Zone</b>	1
<b>PTAL Level</b>	2/3
<b>UDP Designation</b>	Housing or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>• Application granted in 1999 for change of use from residential care home to residential hostel</li> <li>• Subsequent applications have been granted for the continued use of the site as a residential hostel, the most recent application was granted in 2008 which allows the site to function as a hostel until 2011.</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>
<p>The planning history for the site indicates that the site is in active use as a residential hostel until 2011. The site is currently unavailable. The site is large enough to accommodate the proposals for the North Harrow Assembly Halls site. However, it is considered that if the site were to be redeveloped post 2011, the most suitable and appropriate use would be for residential accommodation.</p>

**PS28 24-38 Station Road, Greenhill, Brent**



<b>Current Use</b>	Mosque
<b>Site Area</b>	0.4 Ha
<b>Ward</b>	Greenhill
<b>Flood Zone</b>	1
<b>PTAL Level</b>	5
<b>UDP Designation</b>	Community Use, Place of Worship and affordable housing
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>Site has been redeveloped to provide a mosque.</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>
Site has been recently redeveloped to provide a mosque and is unavailable.

**PS30 Parks Depot Site and Former Mortuary, Peel Road, Brent**



<b>Current Use</b>	Residential dwelling and former mortuary site
<b>Site Area</b>	0.3 Ha
<b>Ward</b>	Marlborough
<b>Flood Zone</b>	1
<b>PTAL Level</b>	4
<b>UDP Designation</b>	Community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>Planning permission was granted in 2009 for the redevelopment of the site to provide 46 affordable housing units and ancillary parking (P/1516/08CFU).</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>	<p>Planning permission has recently been granted for the redevelopment of 46 affordable housing units (34 flats and 12 houses) in 3 no. x three-storey and four-storey blocks. The site is unavailable.</p>
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**PS31 Land North of the Bridge Day Care Centre adjacent to the Leisure Centre car park, Brent**



<b>Current Use</b>	Car park and vacant land
<b>Site Area</b>	0.23 Ha
<b>Ward</b>	Marlborough
<b>Flood Zone</b>	1
<b>PTAL Level</b>	2
<b>UDP Designation</b>	Leisure or community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>No planning history available for this site.</li> </ul>
<b>Additional Information</b>	

**Commentary**

The site can currently only be accessed via the leisure centre car park and is considered to be non-viable in this regard.

**PS32 Driving Centre, Christchurch Avenue, Brent**



<b>Current Use</b>	Driving Centre
<b>Site Area</b>	0.23 Ha
<b>Ward</b>	Marlborough
<b>Flood Zone</b>	1
<b>PTAL Level</b>	1b/2
<b>UDP Designation</b>	Mixed use scheme – could involve educational, leisure, community or residential use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>• An application was granted in 1999 for a single storey building (EAST/810/99/LA3).</li> <li>• There have been no other applications for planning permission submitted on this site.</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>	The site shares its only access point with the leisure centre and adjoining skate park. The PTAL level for the site is also low and the site is not considered suitable as a result.
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**PS40 Vaughan Centre, Vaughan Road, Wilson Gardens, Crane**



<b>Current Use</b>	Educational resource centre
<b>Site Area</b>	0.3 Ha
<b>Ward</b>	West Harrow
<b>Flood Zone</b>	1
<b>PTAL Level</b>	2
<b>UDP Designation</b>	Community use
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>This site has an extensive planning history. Most recently, planning permission has been granted for construction of part 2 part 3 storey building comprising 13 2-bed units on the northern half of the site in November 2009 (Ref. P/1733/09). An application for 15 flats as been previously refused on this part of the site.</li> <li>Planning permission was granted for the redevelopment of the southern half of the site for a Neighbourhood resource centre in 2007 (Ref. P/2265/07).</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>
The site has recently gained planning permission for residential development on the northern half of the site and a new neighbourhood resource centre on the southern half of the site. The site is unavailable.

## Former Rayners Hotel, Village Way East, Rayners Lane



<b>Current Use</b>	Former Hotel - Currently Vacant
<b>Site Area</b>	0.25 Ha
<b>Ward</b>	Rayners Lane
<b>Flood Zone</b>	2
<b>PTAL Level</b>	4
<b>UDP Designation</b>	TBC
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>No specific planning history related to the site.</li> <li>Adjacent site (Talbot House 204-226 Imperial Drive) benefits from planning permission for the addition of a roof extension and conversion to residential accommodation (P/1565/08DFU).</li> </ul>
<b>Additional Information</b>	

### Commentary

Whilst smaller than the North Harrow Assembly Halls site, this site is considered large enough to accommodate the proposed development. Furthermore, the site is situated close to the existing community catchment of North Harrow and is an accessible site given its close proximity to Rayners Lane Station.

Notwithstanding this, the site is designated within the UDP as being within a defined District Centre and currently benefiting from an employment generating use, is considered to be most appropriately redeveloped for a similar form of development. If the site were to be considered for an alternative form of development, the recent permission for residential accommodation at Talbot House immediately south of this site would make the site a suitable site for residential development.

In addition, the site is not considered to be available in the immediate term and consequently is determined to be undeliverable.

**PS42 North Harrow Assembly Halls, Station Road, North Harrow**



<b>Current Use</b>	Community Assembly Hall
<b>Site Area</b>	0.35 Ha
<b>Ward</b>	North Harrow
<b>Flood Zone</b>	3b
<b>PTAL Level</b>	3
<b>UDP Designation</b>	TBC
<b>Recent Planning History</b>	<ul style="list-style-type: none"> <li>• Planning permission was refused in July 2009 for the demolition of existing buildings and construction of community centre including sports hall gym prayer hall for up to 200 people library childrens play centre cafe/restaurant 24 bed nursing home and 8 flats (Ref. P/2376/08CFU)</li> <li>• No other applications for planning permission have been submitted on this site.</li> </ul>
<b>Additional Information</b>	

<b>Commentary</b>
This site has an existing community use and is located just outside North Harrow town centre.