

Harlesden Neighbourhood Plan

Site Assessment
Final report

Harlesden Neighbourhood Forum

February 2018

Quality information

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Abbreviations used in the report

Abbreviation

LBB	Brent Council
DCLG	Department of Communities and Local Government
GF	Green Field
Ha	Hectare
HNF	Harlesden Neighbourhood Forum
LPA	Local Planning Authority
OPDC	Old Oak and Park Royal Mayoral Development Corporation
PDL	Previously Developed Land
SHLAA	Strategic Housing Land Availability Assessment
SSSI	Site of Special Scientific Interest
TPO	Tree Protection Order

Executive Summary

This report is a site appraisal carried out for the Harlesden Neighbourhood Plan on behalf of the Harlesden Neighbourhood Forum (HNF) carried out by AECOM. The work undertaken was agreed with the HNF in July 2017.

The HNF is making good progress and has prepared a Consultation Draft Plan in April/May 2017 and is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, HNF has asked AECOM to undertake an independent and objective assessment of the sites that they have identified in their Consultation Draft Plan as having potential for housing.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Brent's adopted Local Plan; and from this pool of sites, which are best sites to meet the objectives of the Neighbourhood Plan. In this context, it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

It is important to note that site assessment only covers those sites within the Brent area and excludes one site which the group had identified that falls within the OPDC area, as agreed with HNF prior to the production of this report.

Six sites have been considered through this site appraisal. Following completion of the appraisal, two sites were considered appropriate for inclusion in the Neighbourhood Plan as amended allocations, amending and updating the previous site boundaries from Brent Council's 2011 Site Specific Allocations document, and four were assessed as being potentially appropriate for allocation if their availability can be demonstrated, or for inclusion in the Plan as aspirations (if availability cannot be demonstrated). Of the two sites considered appropriate for allocation, Harlesden Plaza and the Salvation Army Hall/Manor Park Works sites, it is recommended that the change in boundary is clearly documented in the Neighbourhood Plan and that high level design principles for Harlesden Plaza are included in the Plan (based on the indicative mix of uses suggested by the HNF in partnership with Brent Council's urban design team). It is also suggested that it may be beneficial to include similar design principles for the Salvation Army Hall and Manor Park Works site, given local concerns about the recent proposals.

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Harlesden Neighbourhood Plan on behalf of Harlesden Neighbourhood Forum. The work undertaken was agreed with the Forum in August 2017.

The Harlesden Neighbourhood Plan, which will cover the part of suburban London based on Harlesden town centre with its residential hinterland as shown below **Figure 1**. The Neighbourhood Plan area largely sits within the London Borough of Brent (LBB), although a small part to the south is the responsibility of the Old Oak and Park Royal Mayoral Development Corporation (OPDC). The OPDC is the Local Planning Authority (LPA) and regeneration agency for that site. As such, the Harlesden Neighbourhood Plan is being prepared in the context of the policies of the Brent Local Plan¹ and the OPDC's emerging Local Plan². It is the intention of Harlesden Neighbourhood Forum (HNF) to allocate sites for development in the Neighbourhood Plan.

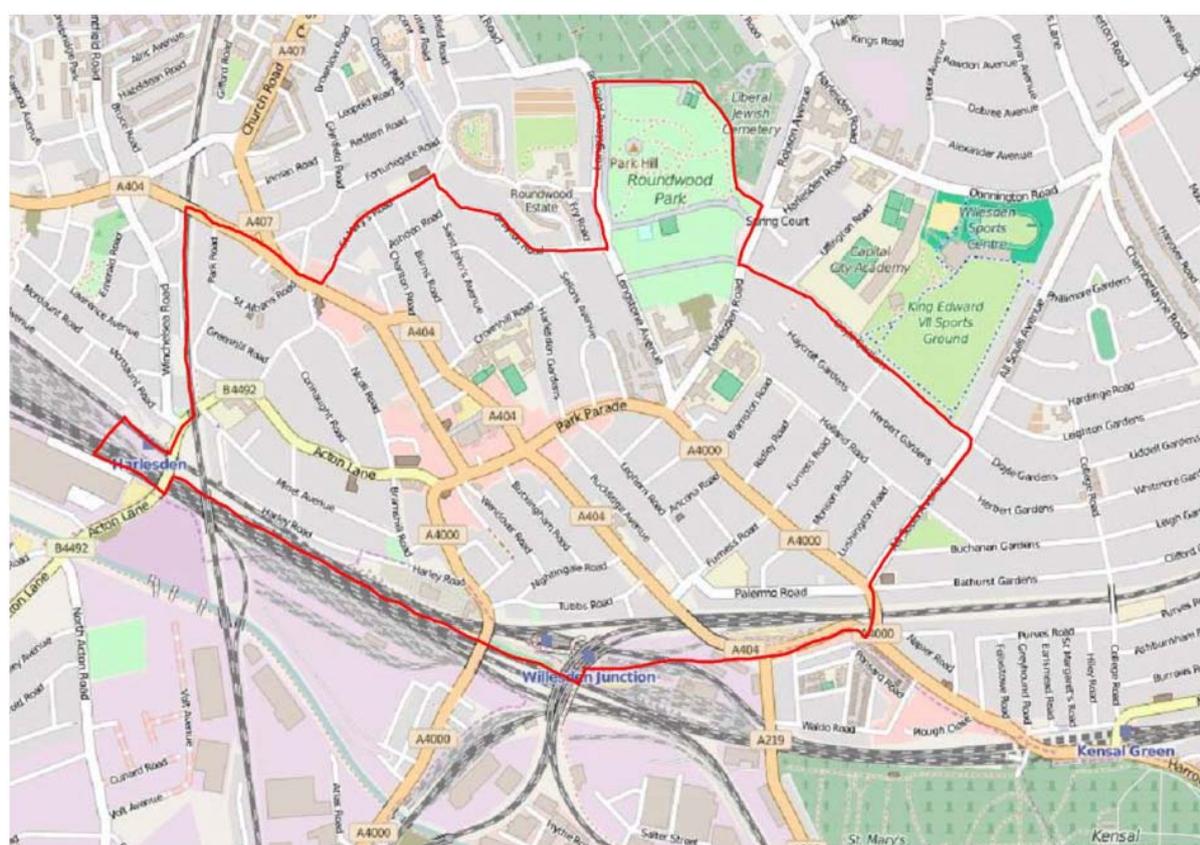


Figure 1 Harlesden Neighbourhood Plan area

¹ Brent's Local Plan is a collection of planning documents, as viewed here: <https://www.brent.gov.uk/services-for-residents/planning-and-building-control/planning-policy/local-plan/>

² OPDC Draft Local Plan is currently undergoing consultation, and can be viewed here: <https://www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/planning-old-oa-1>

Neighbourhood Plans will form part of the development plan for Brent and the OPDC, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Harlesden, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate. The National Planning Policy Framework states that outside of Local Plan strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.

Harlesden Neighbourhood Forum (HNF) has made a good start in preparing the Neighbourhood Plan, and prepared a Consultation Draft Plan in April/May 2017³. It is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, HNF has asked AECOM to undertake an independent and objective assessment of the sites that they have identified in their Consultation Draft Plan as having potential for housing.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Brent's adopted Local Plan; and from this pool of sites, which are best sites to meet the objectives of the Neighbourhood Plan. In this context, it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

It is important to note that site assessment only covers those sites within the Brent area and excludes one site which the group had identified that falls within the OPDC area, as agreed with HNF prior to the production of this report.

1.2 Planning policy

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of relevant Local Plans, both emerging and adopted. The Local Plan evidence base also provides information about potential development sites in Harlesden. The key planning framework documents for the Harlesden Neighbourhood Plan Area as covered within this assessment (i.e. excluding the OPDC part of the area) include:

- The London Plan March 2016;
- LBB Core Strategy - Adopted 12th July 2010;
- LBB Site Specific Allocations (SSA) Adopted 2011;
- Local Plan Development Management Policies Adopted November 2016; and
- Detailed Local Plan Policies Map.

The Core Strategy sets out the spatial vision of how Brent should be in 2026 and how this will be achieved, by setting how the overarching spatial strategy and key planning policies, which will shape new development in the borough. The SSA sets out the planning policies and guidance for the future development of over 70 key opportunity sites around the borough, while the recently adopted Development Management Plan contains detailed planning policies which will guide the future development of the borough.

³ Available at <http://www.harlesdenneighbourhoodforum.com/copy-of-the-plan>

The London Plan March 2016

Strategic London Plan policies relevant to Harlesden include:

Policy 7.1 'Lifetime Neighbourhoods' supports the concept of lifetime neighbourhoods as places where people should live all stages of their lives. The policy states that 'Boroughs should work with and support their local communities to set goals or priorities for their neighbourhoods and strategies for achieving them through neighbourhood planning mechanisms.' The Mayor will assist boroughs and other agencies in developing lifetime neighbourhoods by providing advice and guidance in the 'Accessible London: achieving an inclusive environment' SPG, and through the Mayor's Housing SPG. This guidance will also include information and other resources to support neighbourhood planning. Neighbourhood plans are one mechanism for both the boroughs and community-led groups to agree on local priorities, including those for investments through the Community Infrastructure Levy.

LBB Core Strategy - Adopted 12th July 2010

Policy CP1 'Spatial development strategy' sets out Brent's strategy is to concentrate housing growth in well located areas that provide opportunities for growth, creating a sustainable quality environment that will have positive economic impacts on deprived neighbourhoods that may surround them. CP 1 Harlesden is identified as a district centre.

Policy CP2 'Population and Housing Growth' sets provision of at least 22,000 additional homes (including 1,030 re-occupied vacant homes) to be delivered between 2007 and 2026. Minimum targets (excluding the reoccupation of vacant homes) for the rest of the borough, outside identified growth areas, are set at 360 homes from 2017-2026. The council will also promote additional housing as part of mixed use development in town centres where public transport access is good, such as in Harlesden. CP2 sets the target that 50% of new homes delivered in the borough will be affordable

Policy CP 6 'Design & Density in Place Shaping' supports higher densities in areas of good public transport accessibility in accordance with London Plan density Policy 3A.3.

Policy CP 17 'Protecting and Enhancing the Suburban Character of Brent' aims to protect the distinctive character of Brent from inappropriate development. Development of garden space and infilling of plots with out-of-scale buildings that do not respect the settings of the existing dwellings will not be acceptable.

Policy CP 18 'Protection and Enhancement of Open Space, Sports and Biodiversity' protects open space of local value from inappropriate development, and will be preserved for the benefit, enjoyment, health and well-being of Brent's residents, visitors and wildlife.

LBB Site Specific Allocations (SSA) - Adopted 2011

The following sites in the Harlesden Neighbourhood Plan Area have been identified for allocation in the SSA:

9. Harlesden Plaza

Address: Manor Park Road, NW10

Ward: Harlesden

Area: 1.5 hectares

Description:

Single storey retail units, car parking, church, youth centre and residential use within town centre.

Core Strategy policy context:

Core Policies 16, 17, 18, 19, 21 and 23

Guidance:

Harlesden Town Charter 2010

Planning history: None relevant.

Allocation:

Mixed use development including supermarket, residential development, community space and public space. Development proposals should have regard to the Conservation Area designation on the High Street frontage as well as to the Archaeological Priority Area designation across the site.



Map 9

Indicative development capacity	100 units	100 units	100 units
Indicative development phasing	2015 - 16	2017 - 18	2019 - 20

Flood risk comments:

Not within an identified flood zone. A flood risk assessment will be required here as the site area is over 1ha. Flood zones are subject to change and modelling and re-modelling is carried out on a quarterly basis by the Environment Agency, therefore any assessment must ensure that the most up to date data is used as part of the Flood Risk Assessment.

Justification:

The Council's retail needs assessment identified this site as an opportunity to meet a perceived deficiency for a larger proportion of retail offer within this area. Introducing a greater population within the town centre will support natural surveillance on the street and in the surrounding town centre.

11. Manor Park Road

Address: Harlesden, NW10

Ward: Kensal Green

Area: 0.25 hectares

Description:

Industrial buildings encompassing Manor Park Works located behind existing commercial and retail development set back from the apex of the junction of Manor Park Road and Park Parade.

Core Strategy policy context:

Core Policies 16, 17, 18, 19 and 21

Planning guidance: None planned

Planning history: None relevant

Allocation:

Residential development with amenity/open space. Development proposals should have regard to the Archaeological Priority Area designation across the site.



Map 11

Indicative development capacity	30 units
Indicative development phasing	2013 - 14

Flood risk comments:

Not within an identified flood zone. Flood zones are subject to change and modelling and re-modelling is carried out on a quarterly basis by the Environment Agency, therefore any assessment must ensure that the most up to date data is used as part of the Flood Risk Assessment.

Justification:

Redevelopment of brownfield site on redundant industrial buildings within close proximity of town centre.

Figure 2 Allocated sites within Harlesden, taken from the SSA 2011

The SAA also identified two other sites within Harlesden – the former Willesden Social Club and St Joseph's Court and the former Rucklidge service station – which have been redeveloped for housing in the last few years.

Local Plan Development Management Policies Adopted November 2016

The Development Management Plan contains detailed planning policies to guide the future development in the borough. Key policies of relevance to the Harlesden Neighbourhood Plan include:

- DMP 1 'Development Management General Policy' – guidance covering all aspects of development such as appropriate location, use, scale, type, access, infrastructure provision, heritage context, ecological considerations, safety and security, etc.
- DMP 7 'Heritage Assets' – proposals for development affecting heritage assets should take into account a range of factors including the potential impact on the asset and its context.
- DMP 15 'Affordable Housing' – this reiterates that Brent's Core Strategy policy CP2 sets the target that 50% of new homes delivered will be affordable, and that the *"maximum reasonable amount of affordable housing will be sought on individual residential and mixed use developments on sites with the capacity to provide 10 or more homes."* 70% of new affordable housing provision should be social/affordable rented, and 30% intermediate housing at affordability levels meeting local needs.
- DMP 19 'Residential amenity space' – this policy states that all new dwellings will need to provide external amenity space with 20sqm per flat and 50sqm for family housing (including ground floor flats).
- Appendix 1 Parking Standards – this sets out guidance on parking provision for a range of uses including new retail and residential uses.

Local Plan Policy Maps relating to Harlesden Neighbourhood Plan Area

Figure 3 presents the proposed planning policies for the Harlesden Neighbourhood Plan area, which include the following policy designations:

- Primary Shopping Frontage;
- Secondary Shopping Frontage;
- Town Centres (Policy DMP2, DMP3);
- Conservation Area (Policy DMP7);
- Statutory and Locally Listed Buildings (excluding LSCO);
- Wildlife Corridors (Policy DMP 8);
- Open Space (Policy CP18);
- Air Quality Management Areas;
- Notifiable Pipeline (Policy EP8); and
- Site Specific Allocations.

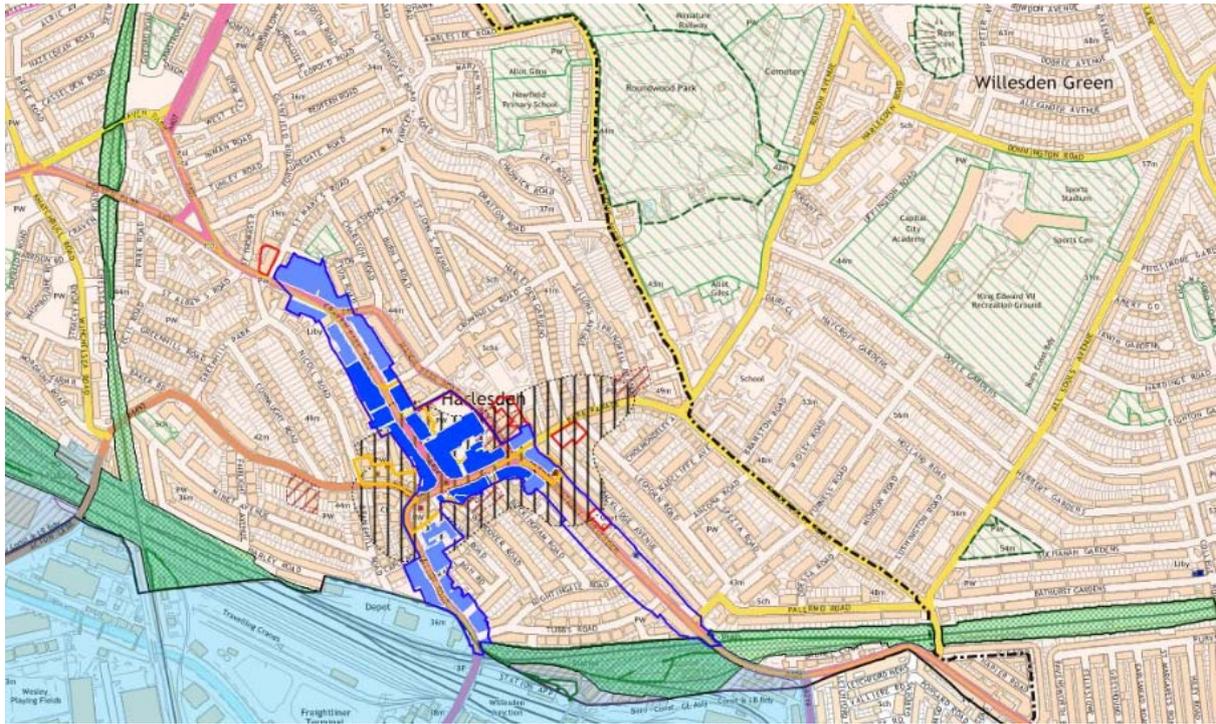
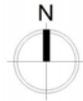


Figure 3 Extract from Planning Policy Map 3 (Publication Draft Local Plan)



2. Site assessment methodology

2.1 Introduction

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken within this site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates. This contains guidance on the assessment of land availability and the production of a Strategic Housing Land Availability Assessment (SHLAA) to contribute to a local authority's evidence base for a Local Plan. In the case of Harlesden, this is the Mayor of London's SHLAA 2013⁴, which is currently being updated.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is **suitable, available and viable**.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Identify sites to be included in the assessment

The first task is to identify which sites should be considered as part of the assessment. This included:

- All SHLAA sites that were assessed as being suitable, available and achievable for development;
- All sites identified by HNF as part of their November 2016 consultation event on the Neighbourhood Plan; and
- Any other sites identified in the recent Mayor's Call for Sites in the 2017 SHLAA update.

All sites included in the assessment are shown on **Figure 4** below.

Our approach to SHLAA sites for the purposes of a site assessment such as this is to accept the findings of the LPA – in this case, LBB – analysis. The role of AECOM's neighbourhood plan site assessments is to build on the conclusions of existing work by the LPA, rather than to challenge its conclusions. Any landowner or other party disputing the accuracy of the SHLAA assessment should discuss their concerns with LBB.

2.3 Task 2: Development of site appraisal pro-forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:

⁴ Available at <https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-technical-and-research-reports#acc-i-48973>

- Type of site (greenfield, brownfield etc.);
- Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

2.4 Task 3: Complete site pro-formas

The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood plan area.

2.5 Task 4: Consolidation of results

Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the sites is **suitable, available and achievable**.

As part of this site assessment, we have also been asked by HNF to look at the viability of the one of the sites which has an indicative layout drawn up, and which could help the town centre regeneration agenda. The results are summarised in **Section 4.2** and set out more fully at **Appendix B**.

2.6 Indicative housing capacity

Where sites were previously included in the Site Allocations DPD, that indicative housing capacity has been included. If landowners/developers have put forward a housing figure, this has been reviewed and applied, if appropriate.

3. Site Assessment

3.1 Identified sites

Sites identified in the Local Planning Authority's SHLAA as having potential for development in terms of being suitable, available and viable and which do not currently have planning permission are usually considered to be appropriate to allocate in a Neighbourhood Plan; as are sites identified through the Neighbourhood Plan.

The 2013 London SHLAA only included the Harlesden Plaza site as an allocated site with housing capacity. The 2017 Mayor's Call for Sites has identified two further sites within the Neighbourhood Plan Area which LBB advise are currently open spaces located on Tubbs Road and High Street. The findings from the 2017 SHLAA are expected to be published imminently. These could be added to the site assessment by HNF when that information is made available.

HNF consulted upon a Draft Neighbourhood Plan in April/May 2017, which included a list of eight sites for possible allocation for housing. These are shown below in **Figure 4** and listed in **Table 1**. An additional site, the site on Harlesden Road was identified after the publication of the Draft Plan.

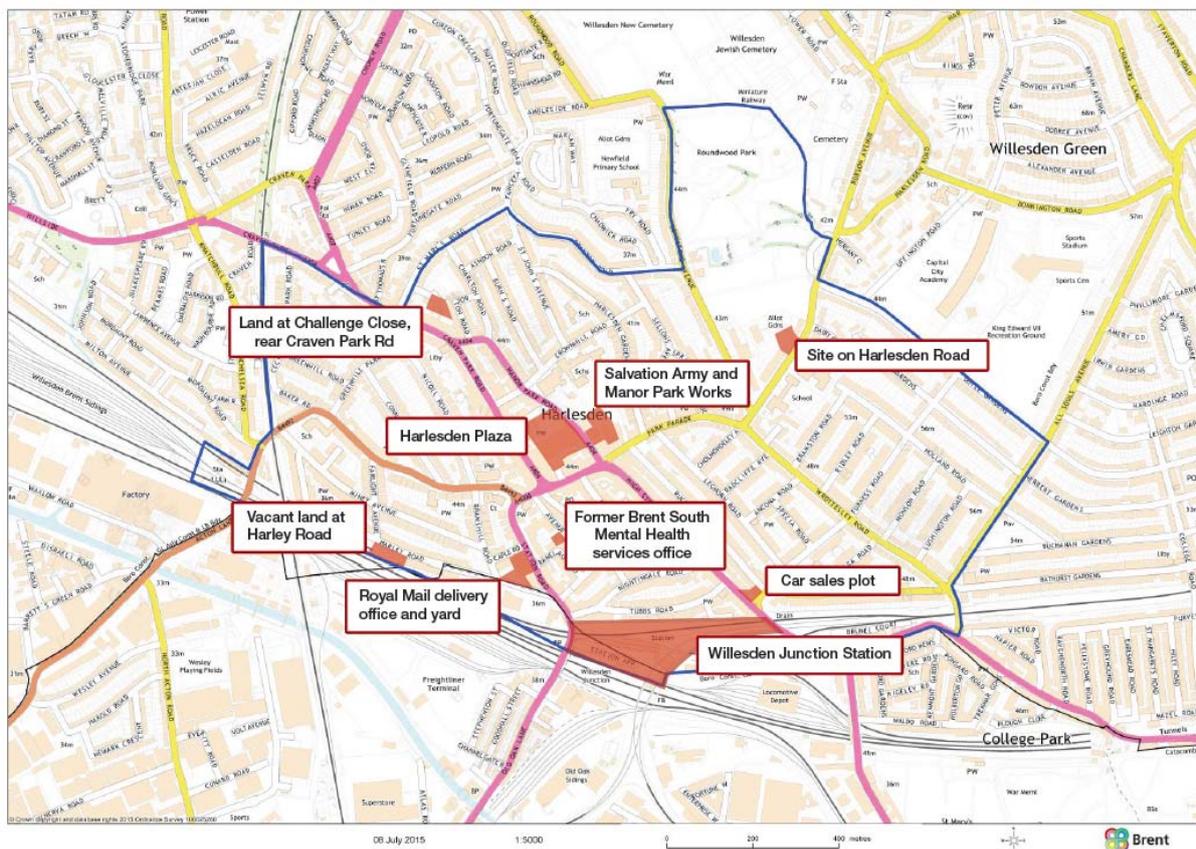


Figure 4 Map of possible sites identified by HNF

Table 1 Sites proposed by the HNF Neighbourhood Plan

Location/Address	HNF Development aspiration	Site area (ha) ⁵	Status
Harlesden Plaza, Tavistock Road/Manor Park Road	Mixed use	0.9	Part of the site is included in the 2011 SSA but HNF propose to amend the boundary. It is therefore included in the assessment as it is considered an important site for the town centre's regeneration
Salvation Army Hall and Manor Park Works, Manor Park Road	Residential	0.2	HNF propose to amend the allocation boundary from the 2011 SSA to include the Salvation Army Hall. It is therefore included in the assessment
Vacant land, Harley Road	Residential	0.1	To include in assessment
Royal Mail Delivery Office and Yard, Station Road	Mixed use	0.1	To be removed from assessment at the request of Royal Mail
Former Brent South Mental Health Services Office, Avenue Road	Residential	0.05	Visual inspection on site visit showed this site has already been redeveloped into flats, so has been excluded from the assessment
Land at Challenge Close and rear of 50-70 Craven Park Road	Residential	0.15	To include in assessment
Car sales plot at junction of High Street and Furness Road	Mixed use	0.1	To include in assessment
Willesden Junction Station	Mixed use	3.5	To be excluded from assessment as agreed with HNF
164 Harlesden Road	Residential	0.07	To include in assessment

3.2 Sites considered through the site appraisal

We have therefore included the sites listed below in **Table 2** in our site assessment with further detail provided on Site 1 due to its strategically important location in the town centre.

Table 2 Sites considered through the site appraisal

Site Ref.	Location/Address	HNF Development aspiration	Site area (ha)
H1	Harlesden Plaza, Tavistock Road/Manor Park Road	Mixed use	0.9
H2	Salvation Army Hall and Manor Park Works, Manor Park Road	Residential	0.29
H3	Vacant land, Harley Road	Residential	0.1
H4	Land at Challenge Close and rear of 50-70 Craven Park Road	Residential	0.15
H5	Car sales plot at junction of High Street and Furness Road	Mixed use	0.1
H6	164 Harlesden Road	Residential	0.07

⁵ Taken from the HNF Consultation Draft Plan, April/May 2017

4. Summary of site appraisals

4.1 Overview

This section provides a summary of the site appraisals that have been undertaken. It includes a table for each of the sites, setting out a description, relevant policies and guidance, and key issues and opportunities for development. These should be read in conjunction with the more detailed site proformas as set out at **Appendix A**.

Note that the site areas and indicative capacities are taken from the Harlesden Consultation Draft Neighbourhood Plan (April/May 2017), except for Harlesden Plaza where we have also included the indicative capacity as suggested by LBB in a recent design exercise for that particular site.

4.2 Site H1: Harlesden Plaza

H1 Harlesden Plaza, Manor Park Road	
Site area (ha)	0.9
Indicative capacity (units)	Between 150-300 HNF Consultation Draft Plan suggests 208 LBB SSA – 300 LBB (Regeneration, August 2017) draft layout – 150
Description	<p>Site is bounded to the north by Tavistock Road and Manor Park Road to the east. It comprises the main town centre car park with single storey retail units on its western and southern edges including Burger King, Argos, Poundstretcher Extra and Tesco Metro. There is pedestrian and vehicular access off Tavistock and Manor Park Roads and a footpath leading directly from the High Street in the west. To the west the site is bounded by the rear of the Harlesden Methodist Church and a youth centre.</p> <p>It is important to note here that HNF propose an amended boundary to the site included in the 2011 SSA (site area 1.5ha) as it excludes:</p> <ul style="list-style-type: none"> • The Methodist Church and Tavistock Hall – the Church has indicated it no longer wishes to redevelop its premises; • 17-23 High Street – without the Church, this northwestern corner of the site is considered to be isolated from the rest of the Plaza site, so is excluded in the amended boundary; • The Shawl public house – this will be identified as a non-designated heritage asset in the NP as it is a former Chapel of Ease) and is located within the Conservation Area; and • 67-85 High Street – also within the Conservation Area, following concerns expressed by Historic England.
Ownership / intentions for the future use of the site	Unknown but the majority of the site is considered available as it was included in the 2011 SSA.
HNF aspirations	Mixed use development with commercial uses on the ground floor and residential on upper floors. Public parking for a minimum of 50 spaces and a public town square with pedestrian access from the High Street. An indicative layout has been prepared by Brent's urban design team in discussions with HNF and is included in Appendix B.
Relevant planning policy	Core Policies 16, 17, 18, 19, 21 and 23 Development Management Policies 1, 2, 3, 7, 9B, 11, 12, 15 and 19
Guidance	<p>Site Specific Allocations Development Plan Document (DPD), LBB (2011): Mixed use development including supermarket, residential development, community space and public space. Development proposals should have regard to the Conservation Area immediately adjacent to the site as well as to the Archaeological Priority Area designation across the site.</p> <p>Harlesden Town Charter: A Vision for Harlesden, LBB and Transport for London</p>

	<p>(2010):</p> <p>Whilst the potential of the Plaza as a key civic space is not set out in this document, it does highlight the importance of quality spaces and buildings in the town centre, and increasing the civic focus of Harlesden to help create a strong identity. It is also shows that the site is located just off the town's main retail spine.</p>
Relevant planning permissions	None
Key issues or constraints	<p>Heritage and archaeology:</p> <p>Part of the site lies within the Harlesden Conservation Area (the footpath leading to the High Street) and the site is bounded to the west by the youth centre and Methodist Church which are within the Conservation Area. Careful consideration of how new development on the site could enhance local character by responding to the Conservation Area's architectural and urban design characteristics, will be required. In particular, it is noted that in response to the Consultation Draft Plan, Historic England has raised concerns regarding proposed wording in draft Policy E9 which states "<i>Taller elements may also be acceptable on any development of the town centre car park site subject to their impact on surrounding areas and, in particular, on the conservation area and on local character</i>" and suggests that positive policy wording would be more appropriate.</p> <p>In addition, the site is within an Archaeological Priority Area.</p> <p>Parking provision:</p> <p>HNF wish to see the public parking which is currently provided on site replaced (minimum of 50 spaces). Parking provision for new development is set out by LBB's Development Management Policies document (2016) which states:</p> <ul style="list-style-type: none"> • Town centre parking – maximum of 1 space per 100m² gross floor space • Food store (up to 500m²) – maximum of 1 space per 200m² gross floor space <p>However, this will also need to be balanced by the fact that the introduction of residential on upper floors will also generate a requirement for parking on site. The site is in Public Transport Accessibility Level 6a⁶, meaning it is considered highly accessible by public transport. Therefore LBB states that as a maximum, between 0.75 and 1.2 spaces will be required per unit, depending on the number of bedrooms. Accommodating requirements for public parking, private parking and the desire for a public town square against viability and any affordable housing will be an important consideration here.</p> <p>Safety and security:</p> <p>Visibility and profile of the public space element of this site will important as any public space provided on this site will not be particularly visible from the main retail parade along the High Street. A public space should be visible to be used and to feel safe so active uses should face on to those spaces where possible – i.e. shops, cafés/restaurants, and front doors of residential properties.</p> <p>Accessibility:</p> <p>Pedestrian access from the High Street should be retained as should access from Tavistock Road and Manor Park Road. Vehicular access for parking and servicing requirements (i.e. loading/unloading bays and refuse collection) will also need to be carefully balanced against ensuring pedestrian safety and the quality and design of any new public space.</p>
Key opportunities	<p>The main opportunity here is the potential for a new public space which can help shape an identity for the town centre which it is currently lacking. The creation of a civic space for Harlesden should be designed so that users feel safe to use it and which can be easily maintained. As stated in the Harlesden Town Charter, it currently lacks a 'heart' to the community; "<i>no civic space, no place to celebrate in.</i>"</p> <p>There is also an opportunity to provide new homes on the upper floors, including an element of affordable housing to meet local needs, and an opportunity to provide new retail space – the SSA proposes a supermarket on this site.</p> <p>The high level viability exercise we have undertaken (see Appendix B) indicates that the mix of uses proposed by HNF – retail, leisure/community use and residential – would be considered viable.</p>
Recommendations	<p>The 2011 SSA allocated a site known as Harlesden Plaza albeit with a different boundary. HNF is suggesting an amended boundary based on more up to date information about site availability (in relation to the Methodist Church and Tavistock Hall) and stakeholder feedback (Heritage England). It is therefore recommended that</p>

⁶ See Transport for London <https://tfl.gov.uk/info-for/boroughs/brent>

	<p>the NP includes this site as an amended site allocation, replacing the defined site in the Site Allocations DPD. HNF should discuss this proposal with Brent Council to ensure it will be supported as a NP policy, and also seek to ensure that there is agreement that the proposed NP site will be counted towards the housing land supply figures (as the more recent document) to avoid double counting between the Local Plan and NP. The NP should include a plan showing the revised, proposed boundary.</p> <p>Given its important location within the town centre, it is recommended that HNF clearly sets out their vision and aspirations for the site, and a set of high level design principles to guide development, and continues working closely with Brent Council on this site. The indicative scheme which has been prepared is shown to be potentially viable in its current format if it includes a mix of retail, residential, leisure and community uses (see Appendix B for further detail).</p>
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4.3 Site H2: Manor Park Works and the Salvation Army Hall

H1 Manor Park Works and Salvation Army Hall, Manor Park Road	
Site area (ha)	0.29
Indicative capacity (units)	30-40 units subject to design (30 on Manor Park Works ⁷)
Description	<p>Site is located on Manor Park Road and consists of two parts – a four storey former industrial building known as Manor Park Works and adjacent car parking to the rear of commercial properties at 34-38 Manor Park Road and the two storey Salvation Army Hall. At present, access to Manor Park Works is via a dedicated access route off Manor Park Road. It is bounded to the north-west by a terrace of shops with flats above (three storeys), a former industrial site (Manor Park Works) site to the north-east, and the access road to the industrial site to the south.</p> <p>HNF wish to amend the allocated boundary of the Manor Park Works site as defined in the 2011 SSA to include the Salvation Army Hall. The advantages of this would include:</p> <ul style="list-style-type: none"> • Potential to incorporate vehicular access to both sites via a single access road off Manor Park Road; • Primary road frontage for any new development, rather than being tucked away from view as per the recent proposals for the redevelopment of Manor Park Works; • More efficient use of land (the design proposals for Manor Park Works were constrained by the narrow access point and proximity to neighbouring uses including a girls' school).
Ownership / intentions for the future use of the site	As Manor Park Works was until recently the subject of a planning application it is assumed that this site is therefore available. In addition, the Salvation Army has indicated that its site is available for redevelopment.
HNF aspirations	The Draft NP suggests this site could be redeveloped for residential with a replacement Salvation Army Hall. It is suggested that the development could be brought forward on the Salvation Army site separately if necessary, but HNF would prefer to see the site comprehensively redeveloped if possible, to take advantage of the provision of a single access road off Manor Park Road.
Relevant planning policy	Core Policies 6, 16, 17, 19, 21 and 23 Development Management Policies 1, 2, 3, 9B, 11, 15, 18 and 19
Guidance	Site Specific Allocations Development Plan Document (DPD), LBB (2011): Residential development with amenity/open space. Development proposals should have regard to the Archaeological Priority Area designation across the site.
Relevant planning permissions	The Manor Park Works site (without the Salvation Army Hall) was the subject of a planning application submitted in May 2017 for redevelopment of the site with 45 new residential units (planning application number PP-06101021) on this part of the site alone. This included two seven and eight storey buildings. The application was recommended for approval by officers but was refused in October 2017 by Brent Council's planning committee.
Key issues or	Heritage:

⁷ Taken from 2011 SSA

<p>constraints</p>	<p>This site is a Site of Archaeological Importance and in an Archaeological Priority Area. As such, this means that a preliminary site evaluation would be expected to take place prior to any proposals being finalised. The planning application for Manor Park Works includes a desktop archaeological study which indicates that there is little likelihood of finding significant material on site.</p> <p>The site may be visible at a distance from the Harlesden Conservation Area, from the junction of Manor Park Road, High Street and Park Parade, looking north along Manor Park Road, so the design of the any redeveloped building would need to take this into consideration.</p> <p>Potential contamination :</p> <p>The recent planning application included a desktop Soil Report which identified potentially contaminative land uses on Manor Park Works, and recommended that an intrusive site investigation should be undertaken prior to the commencement of works.</p> <p>Proximity to adjacent properties:</p> <p>The eastern edge of the site borders the grounds of a girls' school, the Convent of Jesus and Mary Language College, and is also close to existing commercial properties along its western and southern boundaries. This needs to be taken into careful consideration through design to ensure that the density, height and massing of development avoids overlooking and overshadowing neighbouring properties.</p> <p>Retention of community use:</p> <p>HNF has expressed a wish to see the Salvation Army Hall re-provided in any redevelopment on this site. Also, Core Strategy Policy 23 Protection of existing and provision of new Community and Cultural Facilities states that existing community and cultural facilities, that support community participation and development will be protected, or their loss mitigated where necessary.</p> <p>Balancing community uses against residential and commercial uses which generate higher values is always difficult. It is unclear at present to what extent the Hall is used by the local community.</p> <p>Piecemeal development:</p> <p>If part of the site is brought forward ahead of the other, its design will need to ensure that it does not preclude development of the rest of the site at a later date, particularly in relation to access.</p>
<p>Key opportunities</p>	<p>Comprehensive redevelopment of this site would enable both sites to benefit from sharing the existing access route off Manor Park Road and would give the development street frontage (unlike the recent proposals for Manor Park Works).</p> <p>There is an opportunity here to enhance the townscape along Manor Park Road, such as with the recent Park House redevelopment on the opposite side of the road. The current Salvation Army Hall does not add to the townscape or environment of the street. The Park House development is four storeys (the Salvation Army Hall is two storeys) with a restaurant on the ground floor, providing some activity on the street frontage to animate Manor Park Road.</p>
<p>Recommendations</p>	<p>It is therefore recommended that the NP includes this site as an amended site allocation for community and residential use, replacing the defined site in the Site Allocations DPD. HNF should discuss this proposal with Brent Council to ensure it will be supported as a NP policy, and also seek to ensure that there is agreement that the proposed NP site will be counted towards the housing land supply figures (as the more recent document) to avoid double counting between the Local Plan and NP. The NP should include a plan showing the revised, proposed boundary.</p> <p>It is suggested that the HNF could work with Brent Council, as with Harlesden Plaza, to establish some key development and design principles for this combined site, particularly in relation to the issues which were raised as concerns by the planning committee in October around height, density, provision of family-sized accommodation, impact on neighbouring amenity and character of the area, safety and access.</p> <p>It is also recommended that HNF seek to engage with the landowner and perhaps other community groups to understand the demand for community space in the area.</p>

4.4 Site H3: Harley Road

H3 Harley Road	
Site area (ha)	0.1
Indicative capacity (units)	15 ⁸
Description	This is a small open yard adjacent to the railway lines on the south side of Harley Road, next to a terrace of houses west of Willesden Junction bus garage. It appears to be in occasional use for parking or storage by Network Rail.
Ownership / intentions for the future use of the site	Network Rail's intentions for this site are unknown at present.
HNF aspirations	Infill residential development, limited to two storeys.
Relevant planning policy	Core Policies 19 and 21 Development Management Policies 1, 9B, 12, 15, 18 and 19
Guidance	Nothing site specific
Relevant planning permissions	None
Key issues or constraints	<p>Ecology: The site is adjacent to a designated Wildlife Corridor to its west and south (covering the railway lines) so any development on this site could have an impact on any protected species which might be present there. However, there is existing residential development immediately adjacent to this site.</p> <p>Safeguarded land: There is a possibility that the southern part of the site may need to be safeguarded for any future development or works relating to the railway, as a wall or retaining structure along the route of the railway underground can be seen in aerial photographs of the site. This could result in a long, narrow strip of land that may be harder to develop for residential uses.</p> <p>Residential amenity: Residential development directly backing on to railway lines needs to be carefully designed to ensure that residents living in those units are not too heavily compromised in terms of noise or air quality, particularly as there are a significant number of passenger and freight trains running along this stretch.</p>
Key opportunities	This could be an infill development opportunity as it is adjacent to an existing terrace of two-storey houses, on a primarily residential road, and in a location close to Willesden Junction station (less than 10 minutes' walk).
Recommendations	As it is not known whether this site is available, the site cannot at present be allocated for development in the NP, but could be included as an aspiration or project in the plan and policies applied accordingly. If the landowner indicates it is available, it could be considered suitable for infill development with minor constraints such as the potential safeguarding strip.

⁸ Taken from the HNF Consultation Draft Plan, April/May 2017

4.5 Site H4: Land at Challenge Close

H4 Land at Challenge Close and rear of 50-70 Craven Park Road	
Site area (ha)	0.15
Indicative capacity (units)	23 ⁹
Description	This site comprises a mixture of vacant or under-used space (some used for informal parking) at the rear of various shop premises on Craven Park Road.
Ownership / intentions for the future use of the site	Of the ten different land ownerships on this site, only one has (to date) confirmed they would be supportive of development.
HNF aspirations	Infill residential development.
Relevant planning policy	Core Policies 17, 19 and 21 Development Management Policies 1, 2, 3, 9b, 12, 15, 18 and 19
Guidance	Nothing site specific
Relevant planning permissions	None
Key issues or constraints	<p>Land assembly: The site belongs to multiple different landowners so assembling land in a comprehensive approach here would require engagement, collaboration and leadership to drive it forward.</p> <p>Proximity/access to neighbouring properties: Challenge Close provides direct vehicular access to the rear of a number of commercial properties on Craven Park Road, so any ongoing access requirements would need to be considered in any redevelopment of the site. Also, any development at the eastern end of the site would need to consider the potential impact on the neighbouring residential properties on Bolton Road which back on to Challenge Close. Although the site is included within the designated boundary of Harlesden Town Centre, it does not provide any shop frontages (primary or secondary) and infill residential development already exists on this road – a three storey residential block known as Challenge House is located to the rear of 72-76 Craven Park Road (contains six flats).</p>
Key opportunities	The site is located directly opposite Harlesden Town Gardens which includes a relatively new children's playground, multi-use games area, green lawn and wildflower area, and raised bed allotments. A precedent for similar infill development has already been set by Challenge House.
Recommendations	At present, as only one of the ten landowners has indicated availability of the site, it cannot be allocated within the NP, but could be included as an aspiration or project in the plan and policies applied accordingly. It is considered a suitable site for infill residential development so it is recommended that HNF continue to try to engage with the remaining landowners to understand their intentions.

⁹ Taken from the HNF Consultation Draft Plan, April/May 2017

4.6 Site H5: Car sales plot, High Street/Furness Road

H5 Car sales plot at the junction of High Street and Furness Road	
Site area (ha)	0.1
Indicative capacity (units)	15 ¹⁰
Description	This site is currently in use as a car sales plot with a small office building at its north-western corner.
Ownership / intentions for the future use of the site	Unknown.
HNF aspirations	Infill residential development.
Relevant planning policy	Core Policies 16, 17, 19 and 21 Development Management Policies 2, 3 and 11
Guidance	Nothing site specific however, one of the gateways identified in the Town Charter is located just south of this site, and it is also located on one of the main approaches to Harlesden from the south. The Charter states that this approach should seek to <i>“promote a welcoming progression to the town centre”</i> .
Relevant planning permissions	None
Key issues or constraints	Given that the site is within the designated Harlesden Town Centre area, any development on this site could include some A1 (shops) and A2 (financial and professional services) uses on the ground floor with residential above. Residential may be acceptable on upper floors given the existing urban context in this part of Harlesden.
Key opportunities	The Town Charter emphasises the importance of investing in primary gateways into Harlesden. This site could be considered as a gateway site as it is the southern end of the town centre and in a prominent location on the High Street and is visible to pedestrians arriving in Harlesden from the eastern exit of Willesden Junction station. There is potential here for a building of high quality design to act as a gateway to Harlesden, creating a strong and positive image for the town centre. It is also worth considering the emerging OPDC proposals for the eastern end of Willesden Junction – where a new station entrance is proposed - almost directly opposite this site.
Recommendations	At present, this site cannot be allocated in the NP as it is not deemed available (no confirmation from the landowner) but could be included as an aspiration or project in the plan and policies applied accordingly. It is recommended that HNF try again to engage with the landowner as this site could be considered suitable for residential or mixed use development, and also with OPDC to understand emerging proposals for the eastern end of Willesden Junction station, to set this site within its future context.

¹⁰ Taken from the HNF Consultation Draft Plan, April/May 2017

4.7 Site H6: 164 Harlesden Road

H6 164 Harlesden Road	
Site area (ha)	0.07
Indicative capacity (units)	8 ¹¹
Description	This site was the former Willesden Ambulance Station and sits between allotments and a residential block of flats. It is a vacant plot screened by temporary advertising hoarding and used for fly-tipping.
Ownership / intentions for the future use of the site	Unknown, but the landowner has previously submitted applications for residential development.
HNF aspirations	Residential development – potentially community-led housing.
Relevant planning policy	Core Policies 17, 19 and 21 Development Management Policies 9, 12, 15, 18 and 19
Guidance	Nothing site specific
Relevant planning permissions	A planning application (ref 11/2484) was submitted in October 2011 and later withdrawn. This was for demolition of the existing building and erection of a four/five storey building comprising eight flats and associated parking and amenity space. Earlier similar applications were granted permission in November 2009 (ref 09/2352) and June 2007 (ref 07/1688).
Key issues or constraints	<p>Proximity to neighbouring uses: As the eastern boundary of the site is very close to Latrix Court, the design of any proposed development would need to take this into consideration in terms of privacy, overlooking and impact on daylight of new and existing residents.</p> <p>Site layout: The length and shape of the site requires careful and sensitive design to balance the requirements of daylight, privacy, amenity space, car and cycle parking and refuse storage, as well as the proximity of Latrix Court along the eastern boundary.</p> <p>Tree Preservation Orders (TPO): There are two TPO trees on the site which would need to be retained – a Silver Birch and an Established Weeping Willow on Harlesden Road.</p>
Key opportunities	<p>This site presents a good opportunity to provide infill housing on a disused, unsightly site, adjoining existing residential uses and opposite a secondary school. It is close to Roundwood Park and approximately 10 to 15 minutes' walk to the amenities on Harlesden High Street.</p> <p>It is also a good opportunity for a small scale, community-led housing scheme, particularly as it is quite possible that viability concerns have led to the previous permissions for residential use being allowed to lapse.</p>
Recommendations	<p>The landowner's current intentions are not known at present; therefore this site cannot be allocated for development but could be included as an aspiration or project in the plan and policies applied accordingly. Given that the site has been subject to previous planning applications for residential use, it is likely that this site is available, but this needs to be confirmed by HNF prior to an allocation in the NP. Aside from this, the site is considered suitable for residential development and prior successful applications demonstrate that Brent Council deemed it suitable (2007/2009).</p> <p>In addition, it is recommended that HNF continue to explore the opportunities for community-led housing on this site.</p>

¹¹ Taken from the 2009 planning application (ref 09/2352). Available at: <https://pa.brent.gov.uk/online-applications/>

5. Conclusions

5.1 Conclusions and recommendations

This site assessment has considered six potential sites for development within the Harlesden Neighbourhood Plan Area. These have been evaluated using the criteria presented in the pro-forma developed by AECOM.

5.2 Housing sites to take forward in the Neighbourhood Plan

This section provides a summary of the findings linked to the evaluation of all sites considered through the site appraisal for Harlesden as identified in the previous chapter.

Table 3 below provides a summary of the site assessments. This final column includes a ‘traffic light’ rating for each site, indicating whether the site is appropriate for allocation, where:

- **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan.
- **Green** indicates the site is appropriate for allocation through the Neighbourhood Plan.
- **Amber** indicates the site is less sustainable, or may be appropriate through allocation through the NP if certain issues can be resolved or constraints mitigated.

Table 3 Summary of site assessment

Name	Size (ha)	Potential capacity (units)	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
H1 Harlesden Plaza	0.9	150-300	Green – the site should be included as an amended site allocation, amending the boundary of the site included in the Site Allocations DPD (Site 10, Harlesden Plaza) as it is deemed available. The high level viability exercise has shown that the indicative scheme is potentially viable with a mix of residential, leisure, community and retail space. HNF should seek to articulate their vision and establish a set of high level development principles for this site within the NP in line with the indicative scheme.
H2 Manor Park Works and Salvation Army Hall	0.29	30-40	Green – the site should be included as an amended site allocation, amending the boundary of the site included in the Site Allocations DPD (Site 11, Manor Park Works) as it is deemed available. There is potential for contaminative land uses on the Manor Park Works part of the site, and the Salvation Army Hall provides community space at present, but both are considered minor constraints and could be mitigated. It is considered suitable for community and residential uses with no significant constraints.
H3 Harley Road	0.1	15	Potentially - the site can only be allocated when the landowner confirms its availability, but could be included as an aspiration in the Neighbourhood Plan if availability cannot be demonstrated. It is considered suitable for residential use with constraints relating to potential safeguarded land for the railway uses and proximity to a wildlife corridor, and could become a future site allocation policy if it does become available over time.
H4 Land at Challenge Close	0.15	23	Potentially - the site can only be allocated with the agreement of all of the ten landowners on its availability. It is considered suitable for residential use with minor constraints relating to neighbouring uses and access

			arrangements, and could become a future site allocation policy if it does become available over time.
H5 Car sales plot, High Street/Furness Road	0.1	15	Potentially – the site can only be allocated when the landowner confirms its availability, but could be included as an aspiration in the Neighbourhood Plan if availability cannot be demonstrated. It is considered suitable for mixed use development including residential uses with no significant constraints, and could become a future site allocation policy if it does become available over time.
H6 164 Harlesden Road	0.07	8	Potentially - the site can only be allocated when the landowner confirms its availability, but could be included as an aspiration in the Neighbourhood Plan if availability cannot be demonstrated. It is considered suitable for residential use with minor constraints relating to proximity to the neighbouring building and two TPOs on site, and could become a future site allocation policy if it does become available over time.

As noted earlier, this assessment has not included one of the sites identified by HNF – Willesden Junction Station. It is recommended that HNF continue to work closely with OPDC on this site and to refer to the OPDC emerging Local Plan.

When site allocations are included in the Neighbourhood Plan, it is recommended that the neighbourhood planning groups discuss site viability with the LPA to give an indication of whether a site is likely to be delivered. Whilst our high level viability testing on the indicative Harlesden Plaza scheme suggest the proposed mix is potentially viable, a similar design and viability exercise could be undertaken on the Manor Park Works and Salvation Army Hall site, particularly given the concerns around the recent proposals for Manor Park Works.

Overall it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report. This could include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

5.4 Next steps

This report presents a proposed shortlist of sites to potentially take forward through the Neighbourhood Plan.

Sites to be taken forward for the purposes of the Neighbourhood Plan will be considered and chosen by HNF on the basis of:

- The findings of this site appraisal;
- Confirmation of landowner intentions on the identified sites;
- Responses received during further consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy (CIL) contributions;
- Further dialogue with the community and Brent Council's urban design team on possible design principles for Site H2;
- Further investigation and dialogue around the potential for community-led housing on Site H6;
- Viability studies; and
- The extent to which the sites support the emerging Vision and Objectives for the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Brent Council and other stakeholders.

Appendix A Site proformas

Site Assessment Proforma

General information

Site Reference / name	H1
Site Address (or brief description of broad location)	Harlesden Plaza 
Current use	Car Park and retail (including Tesco, Argos, Burger King and Poundstretcher Extra)
Proposed use	Mixed use – commercial, residential, replacement car parking (minimum of 50 spaces) and public open space (town square)
Gross area (Ha) Total area of the site in hectares	0.9
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	Site specific allocation from Site Allocations DPD (2011)

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None relevant.			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Currently two access adequate access points available.
Is the site accessible? Provide details of site's connectivity	Along a London Distributor Road (Policy DMP11) which requires that increased use of existing safe access points to be allowed where they do not harm the road's strategic traffic distribution role.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	No	Site is brownfield within an urban area and with no existing greenspace.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible	Low sensitivity to development	
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No loss	Within non-agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact and some requirement for mitigation</p>	<p>Adjacent to a listed building to the south-west of the site.</p> <p>Site within an area of Site of Archaeological Importance and Archaeological Priority Area.</p> <p>Part of the site in the south falls within Harlesden Conservation Area.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>Site includes Primary Shopping Frontage designation and Town Centre designation (Policy DMP2, DMP3).</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No	Adjacent to PRoW but none cross the site	
Existing social or community value (provide details)	No	Town centre customer parking	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not known but unlikely
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Site is already built up

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assumed to be available as is in the Site Allocations DPD (2011).
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicative development phasing within the Site Allocations DPD (2011) is 2015 – 2020.
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>

The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	<p>Between 150-300</p> <ul style="list-style-type: none"> - 208 (according to NP), 300 units (2011 SSA for a larger site), 150 units (according to Brent Council indicative design, 2017)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • No significant constraints so considered suitable • Most of the site included in the 2011 SSA so assumed available and recent discussions with landowners/stakeholders have meant certain parts of the 2011 site allocation have been excluded • High level viability exercise has indicated that the proposed mix of uses is viable

Site Assessment Proforma

General information

Site Reference / name	H2
Site Address (or brief description of broad location)	Salvation Army Hall and Manor Park Works, Manor Park Road 
Current use	Derelict 4 storey industrial building and adjacent car parking, and Salvation Army Hall
Proposed use	Residential and replacement Salvation Army Hall
Gross area (Ha) Total area of the site in hectares	0.29
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc)	The Manor Park Works part of the site was included as a Site specific allocation from Site Allocations DPD (2011).

Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	<p>16/4917 – Manor Park Works – Redevelopment of industrial site to residential to form a total of 51 units with associated car and cycle parking, refuse storage, landscaping and amenity space provision, including a roof terrace at each building – WITHDRAWN</p> <p>17/2331 – Manor Park Works – Redevelopment of industrial site to residential to form a total of 46 units with associated car and cycle parking, refuse storage, landscaping and amenity space provision, including a roof terrace at each building –</p>			

Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Site sits on a main road and has multiple access points from it.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>Along a London Distributor Road (Policy DMP11) which requires that increased use of existing safe access points to be allowed where they do not harm the road's strategic traffic distribution role.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	
<p>Ecological value?</p> <p>Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>None</p>	<p>Site is brownfield within an urban area and with no existing greenspace.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	<p>Low sensitivity to development</p>	
<p>Agricultural Land</p> <p>Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>None</p>	<p>Within non-agricultural land</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact and some requirement for mitigation</p>	<p>Site within an area of Site of Archaeological Importance and Archaeological Priority Area.</p>

Community facilities and services

Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>Site includes Secondary Shopping Frontage designation and Town Centre designation (Policy DMP2, DMP3).</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No	Adjacent to PRow but none cross the site	
Existing social or community value (provide details)	Yes – partly	The Salvation Army Hall provides community space for local community groups and worship	
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	On the Manor Park Works site, some potentially contaminative land uses were identified through the desktop Soil Report submitted in the recent planning application.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

installations			
Characteristics			
Characteristics which may affect development on the site:	Comments		
Topography: Flat/ plateau/ steep gradient	Flat		
Coalescence Development would result in neighbouring towns merging into one another.	No		
Scale and nature of development would be large enough to significantly change size and character of settlement	Site is already built up		

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Manor Park Works was recently the subject of a planning application (May 2017) so is assumed available and the Salvation Army Hall has indicated its intention to redevelop to HNF
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assumed that as a planning application was recently submitted, the time frame for the Manor Park Works site is short-term i.e. 0-5 years
Any other comments?			

Summary

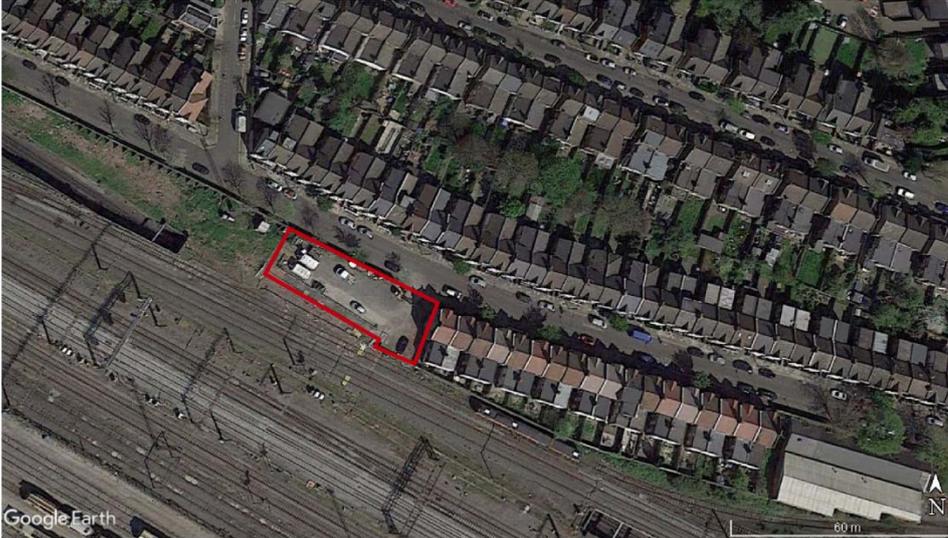
Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	30-40 (bearing in mind that the recent Manor Park Works proposal of 46 was refused with concerns about density and height)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Minor constraints in relation to existing community use and potential for contaminative land uses (more in relation to the construction phase according to the desktop soil report), but given community space could be re-provided and contamination mitigated, it is considered suitable • The Manor Park Works part of the site was recently the subject of a planning application so is assumed available, and recent discussions with the Salvation Army Hall (according to HNF) indicate their part of the site is also available for redevelopment • Developer's submission of a planning application for Manor Park Works suggest they had a viable scheme for that part of the site

Site Assessment Proforma

General information

Site Reference / name	H3
Site Address (or brief description of broad location)	Harley Road 
Current use	Unused open yard
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.1
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc)	HNF

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixture <input checked="" type="checkbox"/>	Unknown <input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Would need to take down an existing wall to provide access along the whole site, so there is potential.
Is the site accessible? Provide details of site's connectivity	Yes, sits on a two way street.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Possibly	Adjacent to a Wildlife Corridor (Policy DMP8). Policy DMP8 requires sites within wildlife corridors to be protected from development which would compromise their biodiversity or recreational function.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or</p>	None	Within non-agricultural land

3a)		
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Question	Assessment guidelines	Observations and comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Moderately located</p>	

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Potentially some impact	Adjacent to a Wildlife Corridor	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown but not likely, adjacent to railway line and residential properties
Significant infrastructure crossing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations			But immediately adjacent to railway line
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?	HNF has written to Network Rail but no response as yet		

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	15
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none">• Site is adjacent to existing residential properties, but also adjacent to a wildlife corridor and a railway line so is considered to have some constraints• Availability of the site is unknown at present so cannot be allocated

Site Assessment Proforma

General information

Site Reference / name	H4
Site Address (or brief description of broad location)	Land at Challenge Close and Rear of 50-70 Craven Park Road 
Current use	Vacant land
Proposed use	Residential
Gross area (Ha) Total area of the site in hectares	0.15
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc)	HNF

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for	None			

development on this land? What was the outcome?

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?

Yes

Is the site accessible?

Provide details of site's connectivity

Yes – direct pedestrian and vehicular access from Challenge Close (adopted road)
But site also provides rear access to commercial properties on Craven Park Road so this would need to be considered carefully through design

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	No	Unlikely given its location within an existing built up area
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity to development	

Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	No loss	Within non-agricultural land
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Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets? <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to): <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.	Favourably located	Observations and comments Site includes Secondary Shopping Frontage designation and Town Centre designation (Policy DMP2, DMP3).

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	Low		Currently in use as a mixture of garages, parking lots and under-used back gardens of commercial properties
Public Right of Way	No		No PRoW
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – HNF has contacted the 10+ landowners, only one has expressed interest in redevelopment
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	23 (according to the NP)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is considered broadly suitable in terms of its location and environmental factors • Proximity to neighbouring properties and access to commercial properties on Craven Park Road needs to be considered carefully through design • It is not currently considered suitable as only one of the landowners has indicated their part of the site is available

Site Assessment Proforma

General information

Site Reference / name	H5
Site Address (or brief description of broad location)	Car Sales at Junction of High Street and Furness Road 
Current use	Open Car Sales Plot
Proposed use	Mixed use – residential and commercial
Gross area (Ha) Total area of the site in hectares	0.1
SHLAA site reference (if applicable)	None
Method of site identification (e.g. proposed by landowner etc)	HNF

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

<i>Suitability</i>	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible? Provide details of site's connectivity	Along a London Distributor Road (Policy DMP11) which requires that increased use of existing safe access points to be allowed where they do not harm the road's strategic traffic distribution rol

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	No	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Potentially medium sensitivity to development	This site could be considered as a gateway site as it is the southern end of the town centre and in a prominent location on the High Street and is visible to pedestrians arriving in Harlesden from the eastern exit of Willesden Junction station
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No loss	Within non-agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	

Community facilities and services

Question	Assessment guidelines	Observations and comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Moderately located</p>	<p>Site includes Town Centre designation (Policy DMP2, DMP3) but is on the edge of this area</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None		
What impact would development have on the site's habitats and biodiversity?	None		
Public Right of Way	No	Located adjacent to a PRoW but this does not cross the site.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	15 (according to the NP)
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none">• Site is considered suitable based on its location and environmental factors• Potential for this site to act as a gateway location to the southern end of Harlesden town centre so the design of it should be considered carefully• Landowner has not yet indicated the site's availability for development so cannot be allocated

Site Assessment Proforma

General information

Site Reference / name	H6
Site Address (or brief description of broad location)	164 Harlesden Road 
Current use	Vacant plot screened by temporary advertising hoarding and used for fly-tipping
Proposed use	Residential – potentially community-led project
Gross area (Ha) Total area of the site in hectares	0.07
SHLAA site reference (if applicable)	N/a
Method of site identification (e.g. proposed by landowner etc)	HNF

Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	A planning application (ref 11/2484) was submitted in October 2011 and later withdrawn. This was for demolition of the existing building and erection of a four/five storey building comprising eight flats and associated parking and amenity space. Earlier similar applications were granted permission in November 2009 (ref 09/2352) and June 2007 (ref 07/1688).			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes
Is the site accessible? Provide details of site's connectivity	Yes, direct access off Harlesden Road

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No	Within an Air Quality Management Area (London Plan Policy 7.14)
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	No	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained- mitigation not possible</p>	Low sensitivity	
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	No loss	Within non-agricultural land

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No	Adjacent to Roundwood Park

Community facilities and services

Question	Assessment guidelines	Observations and comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Moderately located	

Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	Two by the roadside, previous proposals have managed to accommodate these within the design of the development	
What impact would development have on the site's habitats and biodiversity?	No		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Likely to be available as landowner has submitted previous planning applications for residential use
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	8
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none">• Site is considered suitable given its location and environmental considerations• Careful design of the site is required given its shape and proximity to neighbouring buildings• Landowner intention needs to be confirmed but is considered likely to be available

Appendix B Harlesden Plaza design and viability

Harlesden Plaza: Viability testing

As part of this technical support package, AECOM conducted a high-level viability appraisal based on the initial block plan of the proposed scheme (supplied by Brent's Urban Design team). In order to provide an indication of the scheme's deliverability AECOM undertook a market survey in October 2107 centred on Harlesden Neighbourhood Plan Area. For the residential elements, values were analysed for the NW10 post code utilising the Land Registry Price Paid Data records for sales registered between 30th September 2016 and 30th September 2017. In order to establish values on a pounds per square metre basis (£/m²), internal floor area data was drawn from the Energy Performance Certificate database. The average values for 1 to 4 bedroom flats were analysed on the basis of flat size thresholds found in the London Plan's minimum space standards for new dwellings (Table 3.3). For the commercial elements, the CoStar Property Suite was used to identify rental levels and yields for retail and leisure in Harlesden. Rules of thumb were assumed for the community uses based on comparable units elsewhere in the Borough.

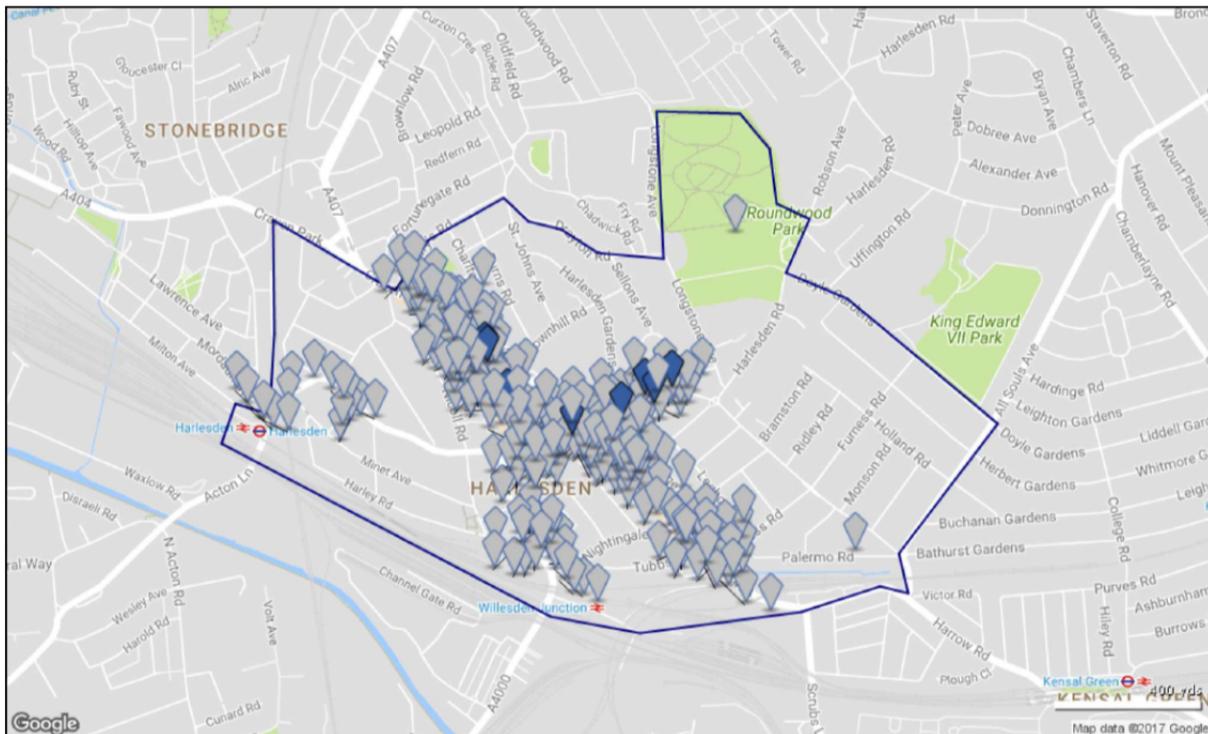


Figure B5 CoStar Sales and Lease records - Harlesden Neighbourhood Plan Area

The appraisals utilised the Homes and Communities Agency Development Appraisal Toolkit. For the purposes of a plan making viability exercise, the residual valuation method has been used - in accordance with the Planning Practice Guidance, Viability Testing Local Plans (LHDG, 2012) and the Viability toolkit for neighbourhood planning (Locality, 2016). The following main assumptions have fed into the modelling:

Input	Assumption
Scheme summary	
Gross Site Area (as measured on Google Earth)	1.03 ha
Net Developable Area	0.44 ha
Retail	2,300m ²
Leisure / Community Use	Scenario A = 1,500m ² (D1) Scenario B = 1,400m ² (D2) and 100m ² (D1)
Residential	8,363m ² (135 units @ ~300dph)
50% Affordable Housing (70% Affordable Rent/30% Shared Ownership)*	

<p><i>*Based on SHMA, DM DPD, SPDs</i></p>	<table border="1"> <thead> <tr> <th></th> <th colspan="4">Indicative Housing Mix</th> </tr> <tr> <th></th> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 bed</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>31.0%</td> <td>61.0%</td> <td>7.0%</td> <td>1.0%</td> </tr> <tr> <td>Social / Affordable Rent</td> <td>10.0%</td> <td>20.0%</td> <td>40.0%</td> <td>30.0%</td> </tr> <tr> <td>Shared Ownership</td> <td>22.0%</td> <td>58.0%</td> <td>20.0%</td> <td></td> </tr> </tbody> </table>		Indicative Housing Mix					1 bed	2 bed	3 bed	4 bed	Market	31.0%	61.0%	7.0%	1.0%	Social / Affordable Rent	10.0%	20.0%	40.0%	30.0%	Shared Ownership	22.0%	58.0%	20.0%	
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<p><u>Residential values</u></p> <p>1 bed flat – Market 2 bed flat - Market 3 bed flat- Market 4 bed flat- Market</p> <p>1 bed flat – Shared Ownership 2 bed flat – Shared Ownership 3 bed flat – Shared Ownership</p> <p>1 bed flat – Affordable Rent 2 bed flat - Market 3 bed flat- Market 4 bed flat- Market</p>	<p>£5570 - £6603/m² Open Market Value Shared Ownership 65% of Open Market Value Affordable Rent 55% of Open Market Value</p> <p>275,000 400,000 440,000 500,000</p> <p>178,175 260,000 286,000</p> <p>151,250 220,000 242,000 275,000</p>																									
<p><u>Rents</u></p> <p>Retail (A) Leisure (D2)¹² Community Use (D1)</p>	<p>£254/m² £150/m² £75/m²</p>																									
<p><u>Yields</u></p> <p>Retail (A) Leisure (D2) Community Use (D1)</p>	<p>7% 7.5% 9%</p>																									
<p><u>Construction costs (BCIS Mean)</u></p> <p>Residential (Flats 3-5 storeys) Retail (Shops Generally) Leisure (Housing, mixed developments) Community Centre (500 to 2000m² Generally) Underground car parking</p>	<p>£1618/m² £1484/m² £1411/m² £2273/m² £1040/m² (SPON's underground car park estimate + allowance for utilities/drainage)</p>																									
<p><u>Parking assumptions (based on PTAL 5-6a)</u></p> <p>Residential</p> <p>Retail (rest of borough)</p> <p>Leisure Community Use</p> <p>TOTAL</p>	<p>0.75 spaces per unit (1-2 beds) 1.2 spaces per unit (3+ beds) = ~69 (1-2 bed) and ~52 (3+ bed)</p> <p>1 space per 50-60m² gross floor space = ~39 to 40 spaces</p> <p>Operational parking only 1 space per 10 users/visitors = ~10 spaces</p> <p>~170 parking spaces</p>																									
<p><u>Developer's return</u></p> <p>Residential – Market</p>	<p>20% on Gross Development Value</p>																									

¹² D2 rents 'currently range from £8–£20/sq ft dependant on location' – Spotlight UK Commercial Leisure (Savills, Q1 2017). For this study we have assumed the mid-point of £14/sq ft and a yield slightly above the 6.5% shown for retail in the local area and based upon prime retail yields generally being lower than prime leisure yields. Accessed at: <http://pdf.euro.savills.co.uk/uk/commercial---other/spotlight-uk-commercial-leisure-q1-2017.pdf>

Residential – Affordable Commercial/community	6% on GDV 20% on GDV
<u>Planning Obligations*</u> S106 Residential CIL Retail CIL Leisure CIL Mayoral CIL on all uses (exc. health/education) <i>*No deductions made for existing retail elements and no CIL indexation performed</i>	NIL £200/m ² £40/m ² £5/m ² £35/m ²
<u>Fees</u> Professional fees Residential marketing , sales and legal Commercial lettings, sales, legal	10% 3% 16.5%
<u>Misc</u> Externals / CfSH 4 / Demolition and Site Prep* Contingency Finance <i>* The BNP study assumed £640,000 per hectare for remediation for contaminated land. This is not factored into the appraisals.</i>	16% on costs 10% on costs 7%
<u>Existing Use Value and Landowner's return</u> Approx. retail floor space Rent Gross rent per annum Yield Existing Use Value (retail) Existing Use Value +20% (Landowner's return based upon typical premium in Affordable Housing and Viability SPG)	4,000m ² £150/m ² (average VOA rateable values for Plaza) £600,000 8.5% (based on CoStar 5 year average for NPA) £7,058,824 £8,470,588

Results

Scenario A (1,500m² community use) results in a positive residual value of £8,492,398 (£8,245,047/ha). This is below the benchmark land value (EUV + 20%) and so it is considered unviable. Scenario B (1,400m² leisure / 100m² community use) results in positive residual value of £10,708,664 (£10,396,761/ha), this exceeds the benchmark land value set out in the assumptions table. On this basis Scenario A should be considered unviable/marginal, small amendments could result in the scheme being viable (e.g. reduction in community use floor space, lower affordable housing etc.). Scenario B is considered viable on the basis on the modelling described above.

