

FW: 77698 Corner of Fore Street - Sequential Test Enquiry

Tom Campbell <tcampbell@hillingdon.gov.uk>

Mon 01/07/2024 3:47 PM

To: Michael Briginshaw <mbriginshaw1@hillingdon.gov.uk>

Hi Michael,

Please see email thread below from the Consultants who undertook the SQT for Fore Street.

You will note that, after we issued the pre-application advice, we outlined that we could engage on the scope of the SQT if the applicant wished to pursue the application further.

The case officer never passed on a request so I assume consultant never asked for one. I checked the Local Plan Inbox and there was no request either.

Date of SQT is Nov 22 – so this also suggests they submitted without following up on this offer.

Reason for delay between Initial email (Sept) and response (Dec) was time it took for case officer to release the pre-app.

Perhaps you want to save both emails on the DIP as a record?

Tom Campbell
Planning Policy and Infrastructure Manager
Planning, Regeneration and Environment
Central Services
Hillingdon Council

Email: tcampbell@hillingdon.gov.uk



From: Tom Campbell

Sent: Thursday, December 1, 2022 9:20 AM

To: AnnabelElleray@geosmartinfo.co.uk

Cc: Local Plan <localplan@hillingdon.gov.uk>

Subject: RE: 77698 Corner of Fore Street - Sequential Test Enquiry

Dear Annabel Elleray,

I have been informed by the case officer that a pre-application response has now been issued for this site.

This includes commentary on undertaking the sequential test and the likelihood of the proposal passing this test.

If after reviewing these comments the applicant still wishes to proceed with the application and undertaking a sequential test, please feel free to engage with the Council via the case officer to determine the scope of the sequential test.

Kind regards,

Tom Campbell
Planning Policy Team Leader
Email: tcampbell@hillingdon.gov.uk
London Borough of Hillingdon



From: Annabel Elleray <AnnabelElleray@geosmartinfo.co.uk>

Sent: 29 September 2022 15:43

To: Planning <planning@hillingdon.gov.uk>

Subject: 77698 Corner of Fore Street - Sequential Test Enquiry

You don't often get email from annabelelleray@geosmartinfo.co.uk. [Learn why this is important](#)

Hi,

I am currently undertaking a sequential test for the Site of the Corner of Fore Street and High Road, Eastcote, Pinner, HA5 2ET, which is located in the London Borough of Hillingdon.

The Site is currently a vacant greenfield plot, and development proposals are for the construction of a single storey nursery with capacity for around 100 children.

Prior to beginning the sequential test, I have proposed the below search parameters for the identification of reasonable alternative Sites. Please would you be able to confirm if these seem reasonable to you, or if any changes are required?

1. The search area shall cover the Council-wide area of the London Borough of Hillingdon.
2. The most up-to-date Hillingdon brownfield land register (2020) will be used to assess reasonably alternative Sites to the area of proposed development.
3. The most up-to-date Hillingdon Local Plan (2020) will be used to assess reasonably alternative Sites to the area of proposed development. This will include the Sites allocated for residential and employment purposes.
4. A minimum of five agents who individually or collectively cover the area of search will be used.

These include <https://www.rightmove.co.uk/>, <https://www.onthemarket.com/>, <https://www.zoopla.co.uk/>, <https://www.stonesproperty.co.uk/>, and <https://www.christophernevell.co.uk/>, selected due to their coverage of the area and selling parcels of land.

The Land for sale section of the Hillingdon website will also be considered.

5. The most recent London Strategic Housing Land Availability Assessment (2017) will be considered to assess additional reasonably available alternative Sites to the area of the proposed development.

6. The Site is 0.39 ha. A minimum size of land for consideration to compare against the Site was set based upon the Site plans provided using a nominal allowance. The maximum and minimum areas were calculated as follows:

Size of Site: (0.39 ha. / 3900 m²)

Maximum: 4680 m² (0.47 ha. – Site area plus 20%)

Minimum: 3120 m² (0.31 ha. – Site area minus 20%)

7. Any alternative sites in Flood Zone 3 or at High RoFRS risk rating will be discounted from the search;
8. Any alternative sites at High risk of surface water flooding will be discounted from the search;
9. Any alternative sites at higher groundwater flood risk (Low or above) will be discounted from the search;
10. Any planning applications where the conditions are in the process of being discharged and clearly being progressed by the developer have been discounted.

Any comments regarding the above search parameters would be greatly appreciated.

Thanks in advance!

Kind regards,
Annabel



Annabel Ellera
Consultant



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