



Employment Land Call for Sites 2021 Site Questionnaire

Hertsmere Borough Council is currently identifying land available for potential future economic development over the next 15 years to inform the preparation of its new Local Plan.

To assist the Council in determining whether additional sites are potentially available, suitable, or achievable for economic development, please complete and return this questionnaire. All sites should be at least 0.25ha in size or capable of accommodating 500m² of floorspace and be for uses that support economic development, in the form of offices, industrial, storage and distribution and other employment activities which are currently defined in [Policy CS10 of our Core Strategy](#).

Completed questionnaires should be returned by email to local.plan@hertsmere.gov.uk. If you are sending large attachments, please either send the information in separate emails which do not exceed 10mb in size or if this is not possible, you should use our secure file transfer site. Details of this are available on request.

Please use a separate form for (1) each site submitted and (2) each land use or proposal. You should also include a plan clearly identifying the site boundary in red. Further information is available in our FAQs.

Please note that information on sites considered through the land availability assessment process will be openly available to the public and the information submitted will NOT be treated as confidential.

Inclusion in and assessment through this process, including through any update of the Housing and Economic Land Availability Assessment (HELAA) does not guarantee planning permission for nor imply the designation or allocation of any site for development.

1. CONTACT DETAILS

Owners Details (required):

Name: [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

[Click here to enter text.](#)

Tel No:

[Click here to enter text.](#)

Email Address:

[Click here to enter text.](#)

Agent's Details: (if applicable)

Name:

[REDACTED]

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel No:

[REDACTED]

Email Address:

[REDACTED]

2. SITE DETAILS

Please include a plan clearly showing the exact location and boundaries (marked in red) of the site. Forms submitted without a site plan will not be considered.

Site Address including postcode:

Slades Farm Butterfly Lane Elstree Hertfordshire WD6 3AD

OS Grid Reference (if known):

TQ167971

Site Area (Hectares):

1

Land ownership (if you are not the owner):

Owner

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Commercial and employment uses

b) When did this use commence?

Over ten years

c) Please describe the extent of any existing buildings on the site

The site is used by a variety of commercial uses and current has 18 units on site

d) What was the site used for prior to the current use?

Farmstead

e) If the site is currently occupied by another individual or organisation, please describe their status (e.g. tenant, leaseholder) and the expected duration of this arrangement.

Tenants

f) Please describe the overall level of occupancy:

The site is used by a motor vehicle workshop premises, several commercial premises, and coach parking.

g) What is the proposed use(s) of the site?

Employment use

h) Should the site be allocated as employment land in the Local Plan, what is the name of the business(es) or organisation(s) which would occupy the premises which are subsequently built?

i) Does the site currently have planning permission and if so, would this form the basis of what you intend to deliver on the site?

Site has been used for commercial purposes for over 10 years

j) If the site has a recently lapsed planning permission

(i) please clarify why the permission has been allowed to lapse

[Click here to enter text.](#)

and

(ii) do you intend to reapply for a similar scheme which delivers the same amount of development?

[Click here to enter text.](#)

4. TIMESCALE

When do you consider the site will be available for development?

[Within 5 years](#)

On what grounds is this assessment based?

[The site is currently used for employment uses – we seek Local Significant Employment Status for the land](#)

5. ECONOMIC VIABILITY

a) Has there been interest in the site from any other developer and/or site occupier?

Yes

No

If Yes, please provide additional details:

[Already in use](#)

b) Has a developer or you already taken steps toward bringing forward the site for economic development? (If yes, please give details)

Yes

[Tenants like the site, and interest from additional tenants to the site](#)

No

c) How many permanent jobs might be created as a result of development of the site

Existing tenants

6. SITE CONSTRAINTS (Please give as much detail as possible if any of the following affect the site)

a) Contamination/pollution issues (previous hazardous land uses) N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b) Environmental issues (e.g. Tree Preservation Orders, SSSIs) N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c) Flood Risk N/A Flood Zone 1	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
d) Topography affecting site (land levels, slopes, ground conditions) N/A, Flat site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
e) Utility Services (access to mains electricity, gas, water, drainage etc) N/A, access to services on site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
f) Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site) N/A	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<p><i>g) Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</i> Access from Butterfly Lane</p> <p><i>If no please provide details of how the site could be accessed. (Without this information the site will not be considered to be deliverable).</i> Click here to enter text.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p><i>h) Any other constraints affecting the site</i> Slades Farm lies within the Green Belt</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

7. ADDITIONAL INFORMATION

a) What planning reports and other technical information is currently available to support your promotion of the site? (please attach all reports and surveys which are available)

Assessment against Hertsmere Local Significant Employment Sites criteria, key attributes document, red line plan, this form

b) Is there any other information regarding the site that we should be aware of? (if yes, please provide details)

Yes

No

If you require any further assistance completing this form please contact the Planning Strategy Team at local.plan@hertsmere.gov.uk.





WARNER

Local Significant Employment Sites Submission – Slades Farm

Introduction:

This submission has been produced by Warner Planning, on behalf of the Aldenham Estate, and promotes Slades Farm for consideration as Local Significant Employment Sites.

The Council considers that maintaining an adequate supply of business accommodation will require a degree of protection over smaller, previously undesignated employment sites. This will help to ensure a supply of smaller sites and business units over the Plan period, recognising the importance of small business units and good quality sites outside of larger Employment Areas.

Locally Significant Employment Sites over 0.25 hectares are identified in Policy CS9 of the existing Core Strategy, following reviews in 2008 and 2010 respectively. Such an approach ensures a degree of protection can be afforded to viable sites and premises with satisfactory access and environmental conditions, ensuring a supply of accommodation to a range of other businesses, including those relying on the local workforce across the Borough. Hertsmere Borough Council have identified a need for local-significant employment sites within the borough to help meet the employment needs of the Borough to 2031. Given the characteristics of Hertsmere as 82% Green Belt, such previously developed sites come under pressure for redevelopment to residential. There is an acute need for such small-scale employment sites that provide opportunities for businesses away from expensive larger employment sites either due to cost or due to conflict due to the type of storage requirements etc.

We believe Slades Farm should be allocated as Local Significant Employment Sites. This submission first provides an overview of the site and then we have

assessed the site against the Council's own Local Significant Employment Site Criteria. The site was not considered by the Council in their reviews in 2008 and 2010. Whilst formerly farm holdings the site has diversified in to small scale employment site in the last 15 years, due to changes in agricultural techniques and contract farming arrangements.

SLADES FARM

Slades Farm, Elstree, Butterfly Lane, Hertfordshire, Borehamwood WD6 3AD

Slades Farm lies on the north side of Butterfly Lane. The site and buildings appear to be the original farmyard buildings and are presently in use for a variety of commercial uses. Agricultural fields adjoin to the north with woodland opposite across Butterfly Lane to the south which form part of the Grade II listed Aldenham Park.



	Building	Use
2	Watson's Barn	
3	Watson's Garage	Garage / maintenance
4	Entrance Shed	
5	Old Stable Building	Storage
6	Watson's Yard	Parking
7	Containers	Storage

8	Unit 1	Storage / Distribution
9	Unit 2	Storage / Distribution
10	Slades Shop	
11	Unit 3	
12	Bus Compound	Bus depot
13	Slades Bungalow	Residential
14	Farm Storage Area	Agricultural storage
15	Shoot Area (incl. Wright's Container)	Open storage / Container
16		Parking
17	Unit 4	Storage / Distribution
18	Container Storage	Storage

Attribute / Constraint	Comment
Green Belt	✓ Yes
Within Settlement	× No
Conservation Area	× No
Listed Building	× Yes Slades Farm House,
Locally Listed Building	× No
Flood Zone	× No, Flood Zone 1
Environmental Designation (such as SPA/SANGS/Wildlife Site)	✓ Yes, historic park and garden
AQMA	× No
Site-Specific Allocations	× No
Within a Neighbourhood Plan Area	× No
An asset of Community Value	✓ No

Site attributes/policies

Planning History

The planning history of the site is as follows:

Reference	Description	Decision	Date
TP/79/0435	Erection of general purpose agricultural building and hay barn.	Approval	Mon 22nd October 1979
TP/70/3046	Laying of 8 inches of concrete over the full 24 feet width of existing access_	Approval	Fri 19th February 1971
TP/65/1158	Bungalow for agricultural worker_	Approval	Wed 18th August 1965
TP/65/7052	Dutch barn with lean-to_	Approval	Tue 15th June 1965
TP/57/1135	Outline application residential development of farmland	Refuse Permission	Tue 17th September 1957
P/57/1137	Outline application residential development	Refuse Permission	Tue 17th September 1957

SLADES FARM

Slades Farm, Elstree, Butterfly Lane, Hertfordshire, Borehamwood WD6 3AD

Number of known businesses / units at site:	18
Is site over 0.25 hectares in size?	1.7
Current use class:	Mix of uses
Is there permission for a change of use / any other relevant planning history?	See above
Age of the site:	Historic site with commercial use since 2010
Condition of the site (1-5):	3
Visual impact of the site (1-5):	3
Are there small business units?	Yes
How many small business units are there on site?	18

Does the site have the potential to help reduce unemployment amongst those with lower-level skills?	yes
Did the site appear vacant / to have been marketed for a long time?	No
Proximity of residential dwellings / other potentially conflicting land uses, including retail:	A residential dwelling in the site, in the ownership of the site, and has an established relationship with the adjoining employment uses.
Suitability of the overall relationship with adjoining land uses (1-5):	5
Is there adequate infrastructure to facilitate vehicular access?	yes
Approximate number of parking spaces:	55
Is the site compliant with non-residential parking standards?	yes
is there direct or indirect access to a strategic motorway / primary trunk road / main distributor road / secondary distributor road?	Yes – easy access to Watling Street and A41
Impact on the road network and other road users (1-5):	5
Highways Comment:	The site has good access from a principal road
Ease of access using public transport (1-5):	1
Is the site at risk of flooding?	No
Are there any policy designations on the site?	Yes-Green Belt
Impact on biodiversity / geo-diversity / the water environment:	No
Is there a history of complaints to the Council's Environmental Health department concerning the site?	No
Overall impact on the environment (1-5):	5
Comments:	The site provides support to a number of local businesses which provide an important role in the local economy – such car repairs, costume companies – support to local tv production, school bus storage, car repairs, event furniture hire/storage.

Conclusion

This document demonstrates that the site is currently used for commercial purposes and meets the criteria for a Local Significant Employment Site. The sites are in a single ownership and are used by a several local small business. The protection of such sites help the Council meet its local employment needs and meet the requirements of the NPPF (2019). The site is used by several local businesses – supporting car repair, film and television (costume and props), local event furniture.

We therefore respectfully request that the Council considers Slade Farm as Local Significant Employment Site within the emerging Hertsmere Local Plan.

We look forward to working with the Council to secure the allocation which will make a significant contribution to the local community and economy of Hertsmere. We would be happy to meet with the Council, provide any additional information and secure a site visit as required.

SLADES FARM

Slades Farm, Elstree, Butterfly Lane, Hertfordshire, Borehamwood WD6 3AD

Attribute / Constraint	Comment
Green Belt	✓ Yes
Within Settlement	× No
Conservation Area	× No
Listed Building	× Yes Slades Farm House,
Locally Listed Building	× No
Flood Zone	× No, Flood Zone 1
Environmental Designation (such as SPA/SANGS/Wildlife Site)	✓ Yes, adjacent to historic park and garden
AQMA	× No
Site-Specific Allocations	× No
Within a Neighbourhood Plan Area	× No
An asset of Community Value	✓ No



Figure 1: Policies Map – Site Located in the Green Belt

Likelihood of flooding in this area

This location is in an area with a low probability of flooding

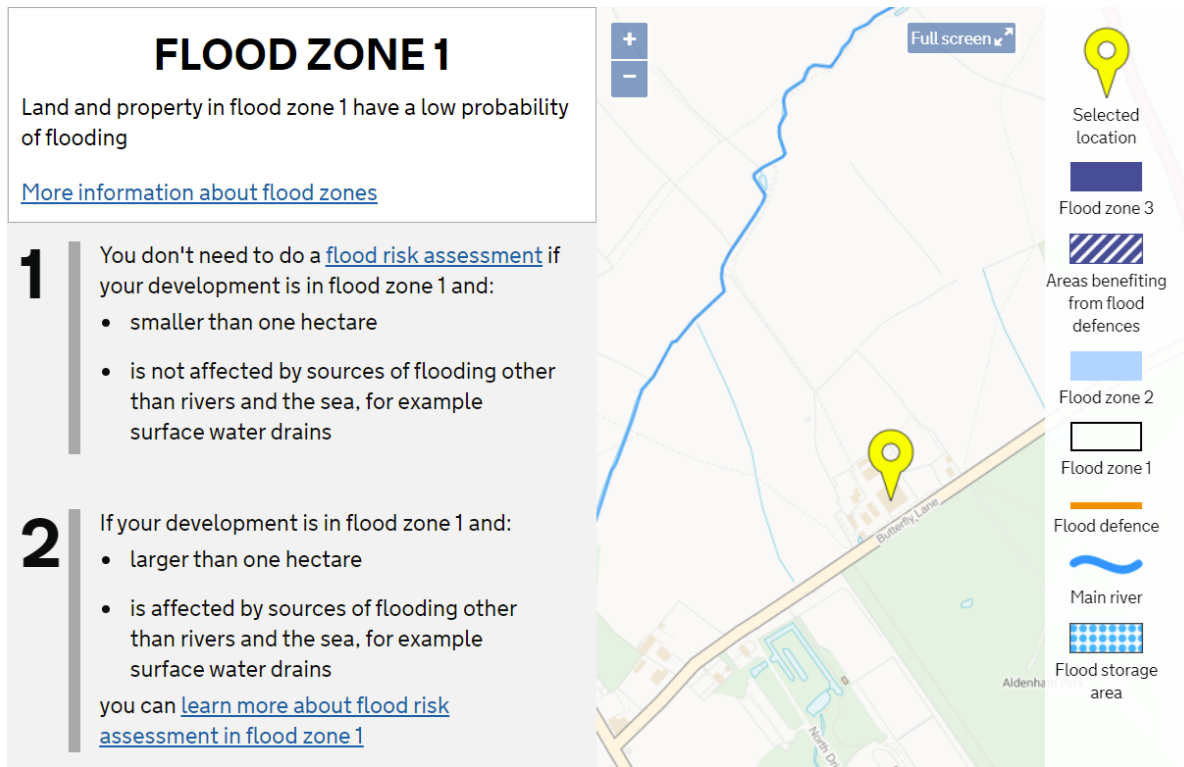


Figure 2: Flood Map

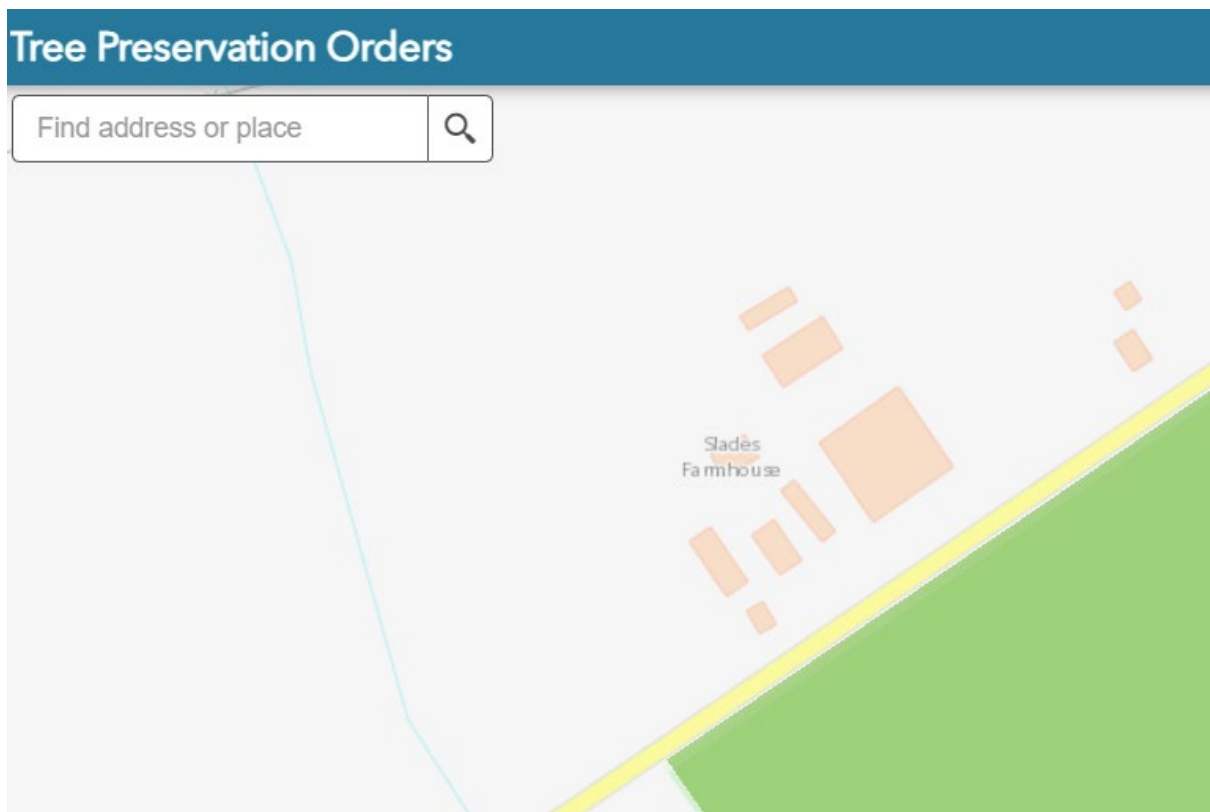


Figure 3: TPO Map- No TPOs



Figure 4: Environmental Designations – Listed House on wider site