



PLANNING FOR GROWTH

Call for Employment Sites, March 2021



Hertsmere Local Plan
Member Planning Panel, 30 March 2021



These are **NOT** Hertsmere proposals.
Instead these slides represent a
summary of the factual information
submitted by site promoters and land
owners through the Call for
Employment Sites Process March 2021.

Introduction

- **What is a call for sites?**

A process through which councils formally request land promoters to submit their land to be considered as a future allocation with the Local Plan.

- **Why are we doing it now?**

We need to be sure that we are aware of all potential employment site options, especially given our commitment to supporting the borough's post-Covid economic recovery.

- **Why only employment sites?**

Through previous consultations and call for sites processes we have gathered sufficient information on the availability of potential housing land within the borough.

- **What is classed as an employment use?**

For the purposes of this call for sites, 'employment' was defined as 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.

Overall summary

- **When did the call for sites finish?**

The Call for sites closed on the 18th March.

- **How many sites were submitted?**

In total 21 employment sites were submitted for consideration.

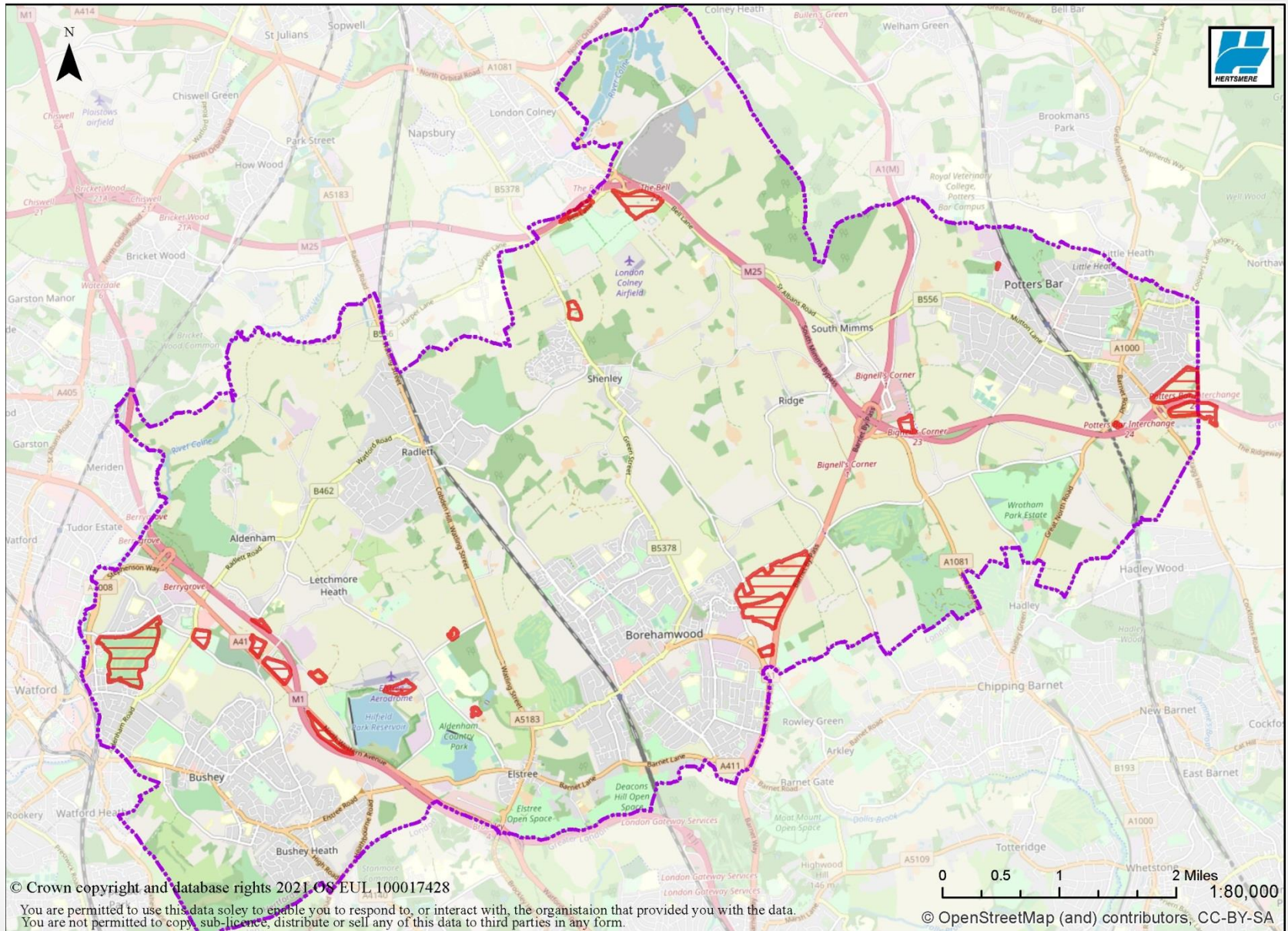
- **How will the Council assess the new sites?**

The submission of the site for allocation does not mean it will necessarily be included as a site in the new Local Plan. We will assess all sites submitted using a standard approach set out within our Housing and Employment Land Availability Assessment, which will include independent assessments of each site's social, economic, environmental attributes.

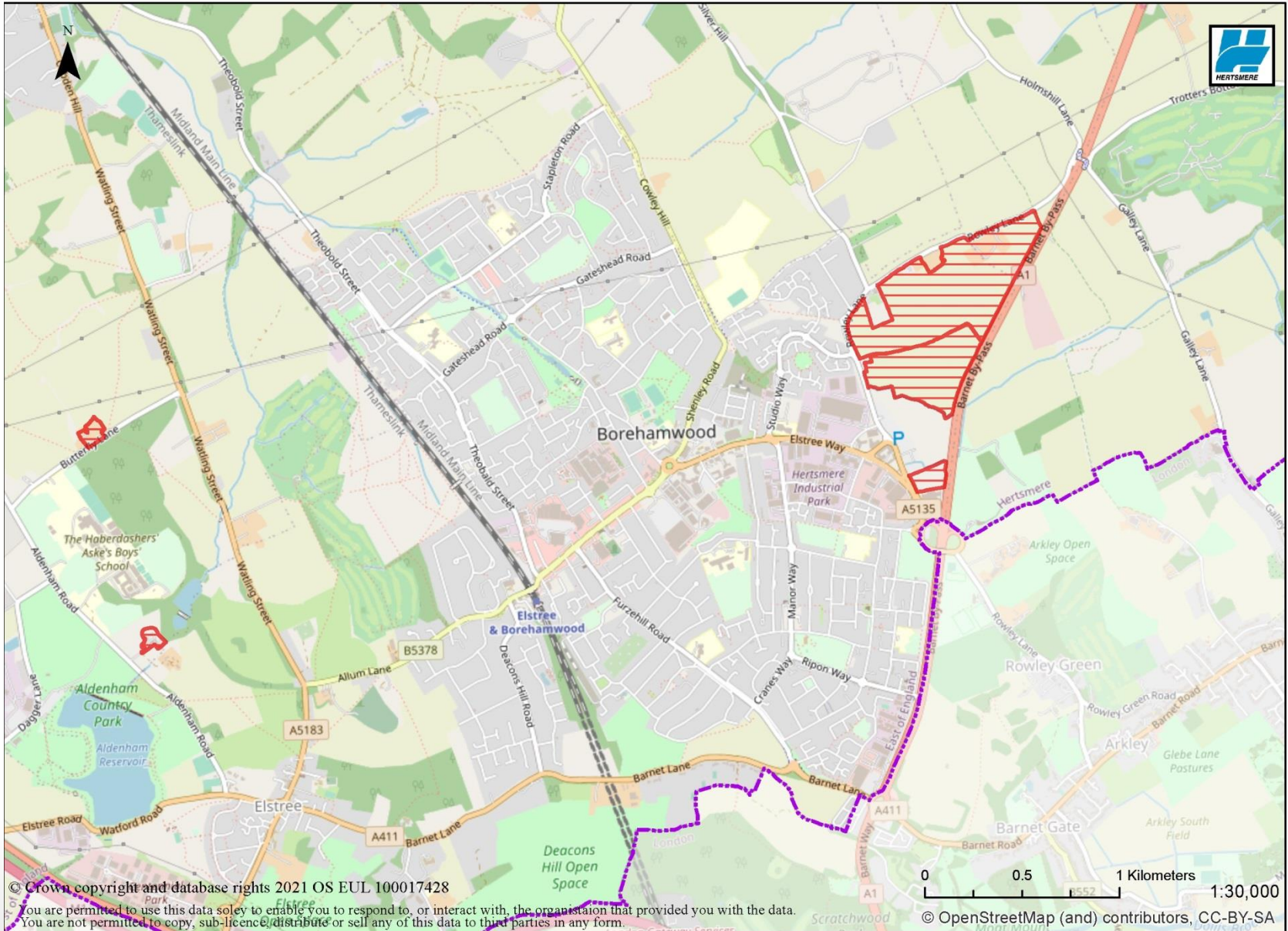
- **Will this information be publically available?**

Yes, all submitted sites and the information that accompanies them will be published after this meeting. Any sites that are taken forward into the Local Plan will be available for comment as part of that process.

Call for employment site promotions, March 2021



Borehamwood & Elstree



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Land North of the Holiday Inn, Borehamwood



Proposal

Employment allocation

Address

Land East of Rowley Lane, Borehamwood, WD6 5PA
(Borehamwood Kenilworth Ward)

Proposed occupier

None stated

Previous submissions

HELAA 2019 – part of HEL387
employment

Site promoter

Quod on behalf of RRHE LLP
(c/o Sellar)

Site Area

1.89ha

Current stated use

Undeveloped

Green Belt/policy designations

No
SADM9 – Safeguarded
Employment Land

Land to the East of Rowley Lane, Borehamwood



Proposal

Film and TV Studios

Address

Land East of Rowley Lane, Borehamwood
(Borehamwood Kenilworth Ward)

Proposed occupier

None stated

Previous submissions

HELAA 2019 – part of HEL206 & HEL376b residential and employment

Site promoter

Lichfields on behalf of Legal and General

Site Area

15.11 ha

Current stated use

Open land (agricultural)

Green Belt/policy designations

Yes

Land South of Rowley Lane, Borehamwood



Proposal

Film Studios complex

Address

Land at Rowley Lane, Borehamwood
 Borehamwood Kenilworth Ward & Shenley Ward

Proposed occupier

None stated

Previous submissions

HELAA 2019 – part of HEL376b
 residential and employment

Site promoter

Bidwells on behalf of the
 Wrotham Park Estate

Site Area

35.01 ha

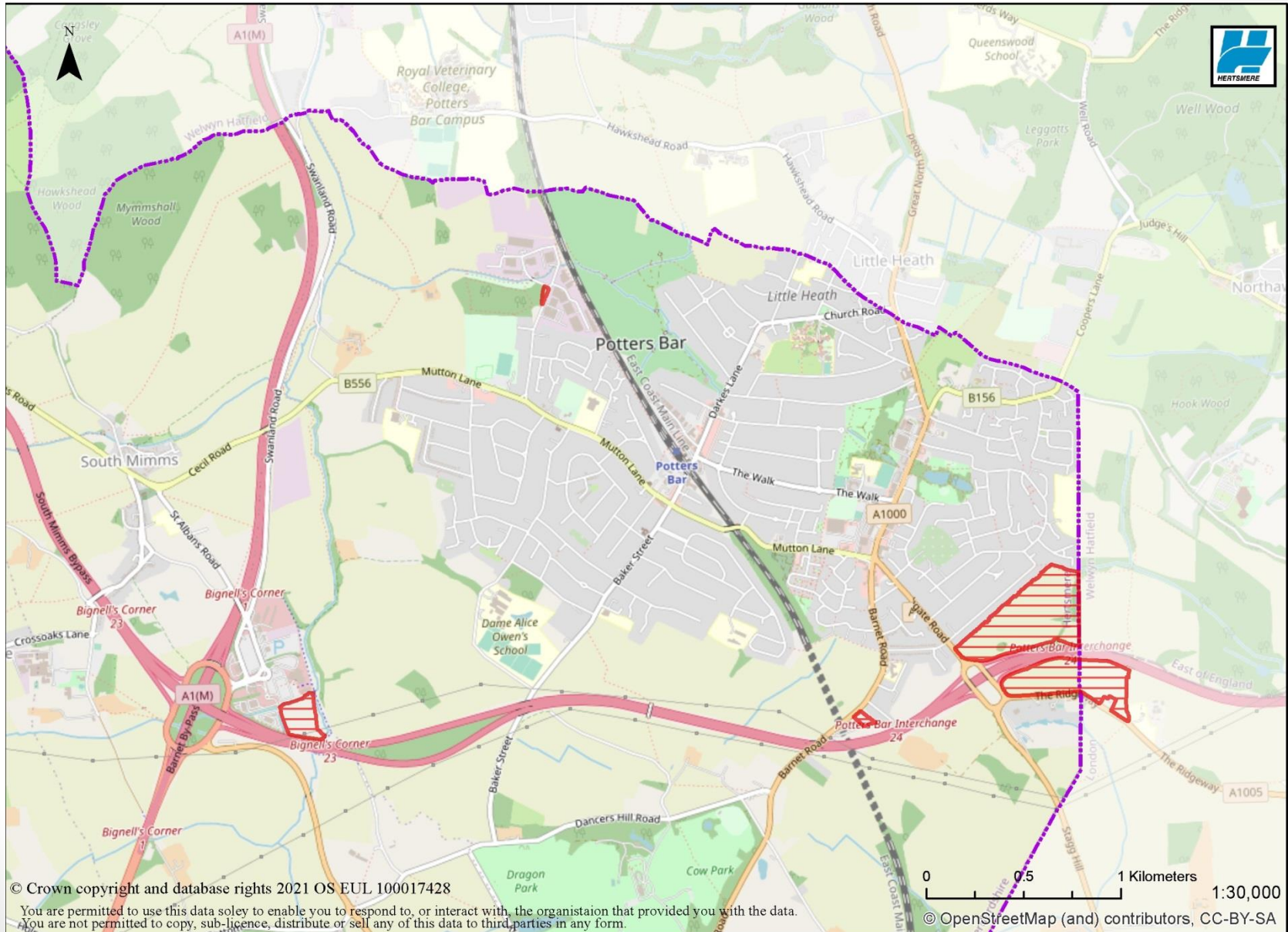
Current stated use

Agricultural

Green Belt/policy designations

Yes

Potters Bar and South Mimms



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Land East Furzeffield Wood, Potters Bar



Proposal

Commercial, business and service uses

Address

Land opposite Harvest House, Cranborne Industrial Estate, Cranborne Road, Potters Bar, Hertfordshire EN6 3JF (Potters Bar Furzeffield Ward)

Proposed occupier

None stated

Previous submissions

New Submission

Site promoter

JB Planning on behalf of owner

Site Area

0.15 ha

Current stated use

Storage and car park

Green Belt/policy designations

Yes

Land South of Barnet Road, Potters Bar



Proposal

Employment allocation

Address		Proposed occupier	Previous submissions
Land to the South of Barnet Road, Potters Bar, EN6 2SJ (Bentley Heath & The Royds Ward)		None stated	HELAA 2019 – HEL162 residential
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Knight Frank on behalf of London Borough of Enfield	0.41 ha	Undeveloped	Yes

Land East of Southgate Road, Potters Bar



Proposal

Employment allocation

Address

Land East of Southgate Road, Potters Bar, EN6 5EN
 (Potters Bar Oakmere Ward)

Proposed occupier

None stated

Previous submissions

HELAA 2019 – HEL161
 residential

Site promoter

Knight Frank on behalf of
 London Borough of Enfield

Site Area

17.31 ha

Current stated use

Undeveloped

Green Belt/policy designations

Yes

Land South-East of Junction 24 (M25), Potters Bar



Proposal

Employment allocation

Address

Land to the South East of Junction 24, EN6 5QS
(Potters Bar Oakmere Ward & London Borough of Enfield)

Proposed occupier

None stated

Previous submissions

New submission

Site promoter

Knight Frank on behalf of
London Borough of Enfield

Site Area

11.08 ha

Current stated use

Undeveloped
(agricultural)

Green Belt/policy designations

Yes

Charleston Paddocks, South Mimms Services



Proposal

Commercial and Light Industrial

Address

Charleston Paddocks, South Mimms
(Shenley Ward)

Proposed occupier

None stated

Previous submissions

New Submission

Site promoter

Woolf Bond Planning on behalf
of the Wrotham Park Estate

Site Area

3.31 ha

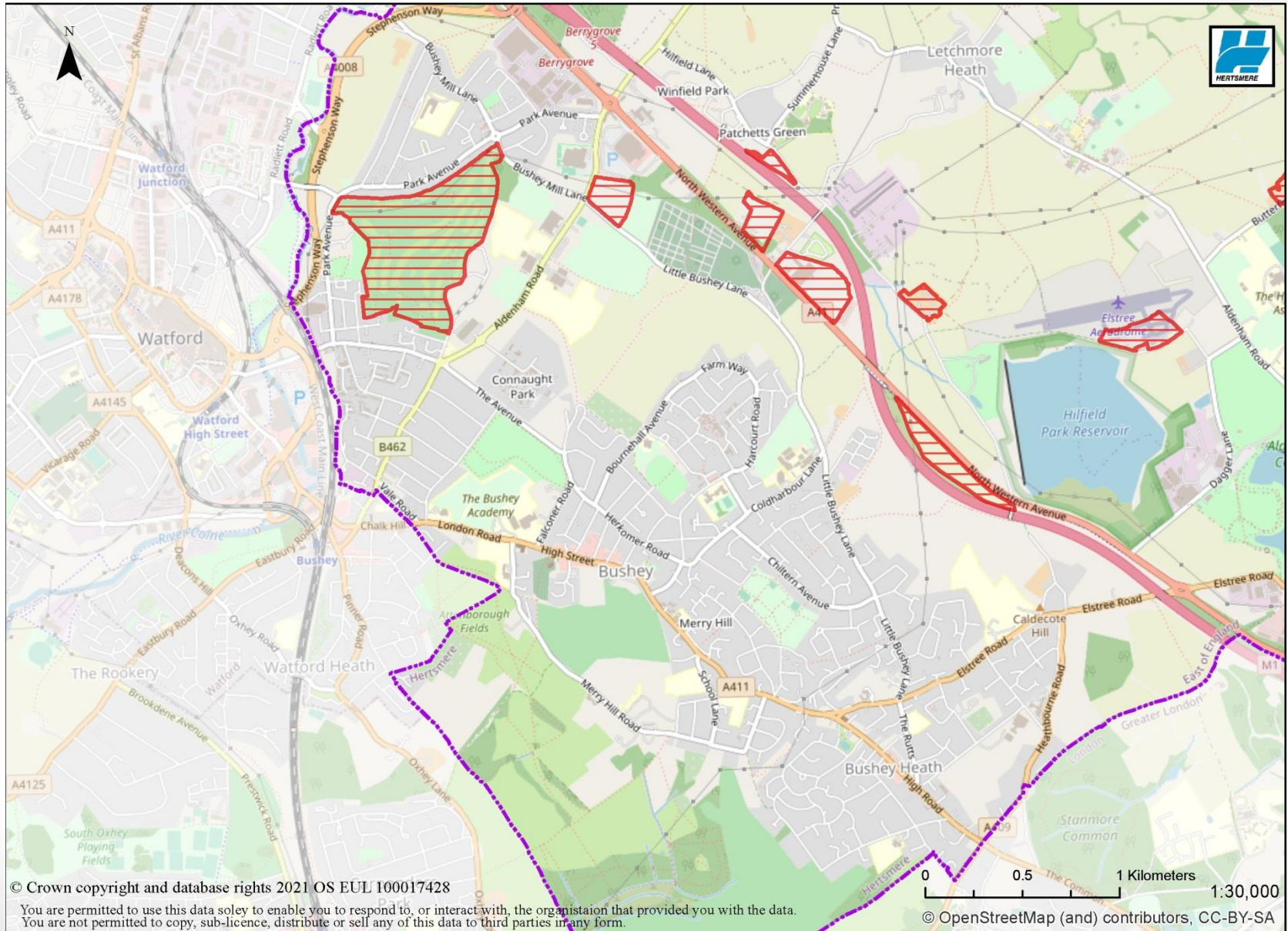
Current stated use

Undeveloped (pasture)

Green Belt/policy designations

Yes
SADM25 South Mimms Special
Policy Area

Bushey and the A41



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Land on the North side of Little Bushey Lane, Bushey

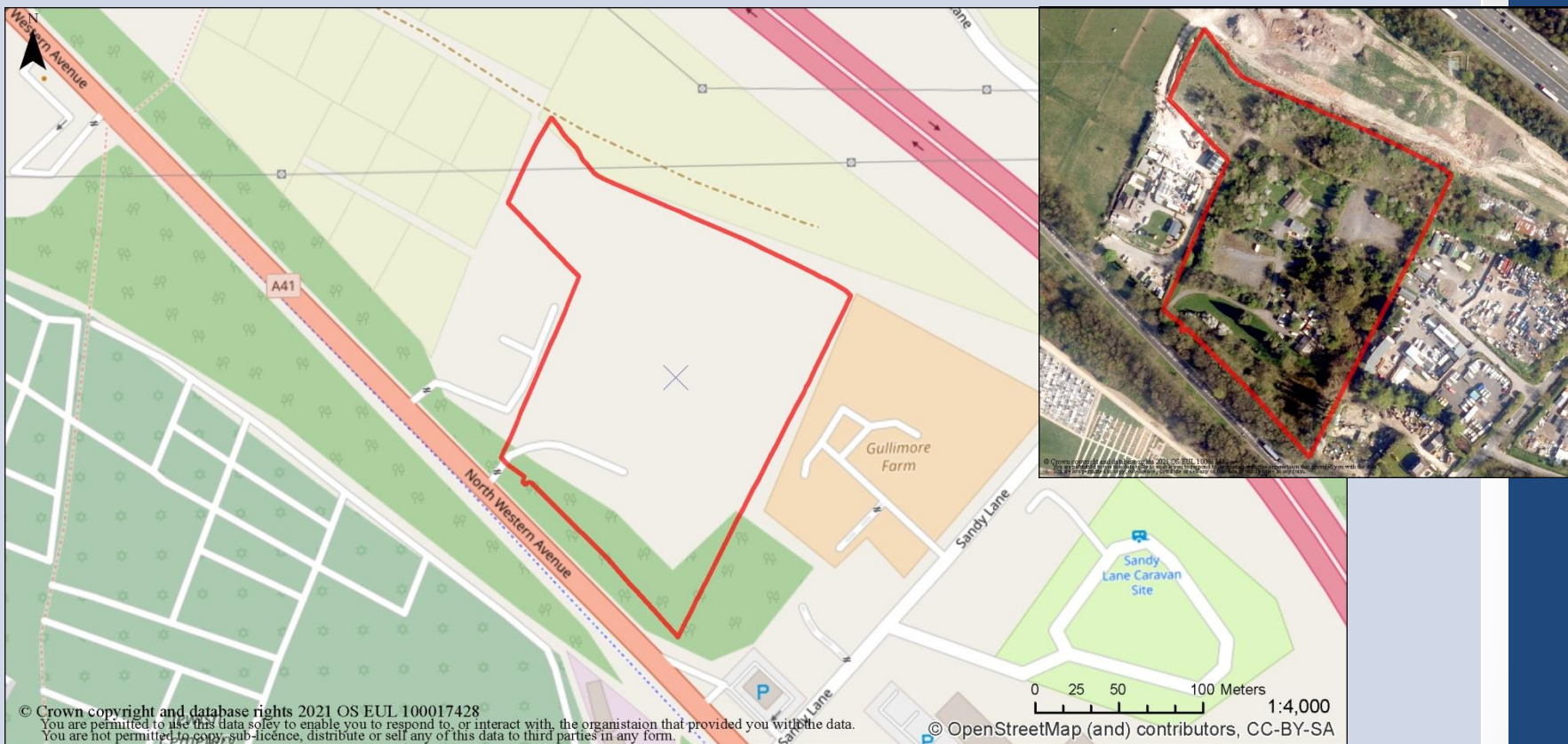


Proposal

Employment, specifically a data storage centre

Address		Proposed occupier	Previous submissions
Bushey Car Boot Sale Site, Little Bushey Lane , Bushey WD23 (Bushey St James Ward)		None stated	HELAA 2019– HEL211 residential and employment
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Iceni Projects on behalf of Lindhill Properties	3.89 ha	Undeveloped and car boot sale site	Yes

Land West of Gullimore Farm, Bushey



Proposal

Commercial and open storage use

Address		Proposed occupier	Previous submissions
Land between A41 & M1, Elton Way/Sandy Lane, Bushey, WD25 (Bushey St James Ward)		None stated	HELAA 2019 – part of HEL200 employment (withdrawn)
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Braiser Freeth on behalf of landowner	3.28 ha	Undeveloped land	Yes

Mercure Hotel, Bushey



Proposal

Warehousing and office space

Address

Land at and adjacent to Mercure Hotel, A41 Bypass, Watford, Hertfordshire, WD25 8HF (Bushey St James Ward)

Proposed occupier

None stated

Previous submissions

New submission

Site promoter

Warner Planning on behalf of Regen Properties

Site Area

6.83 ha

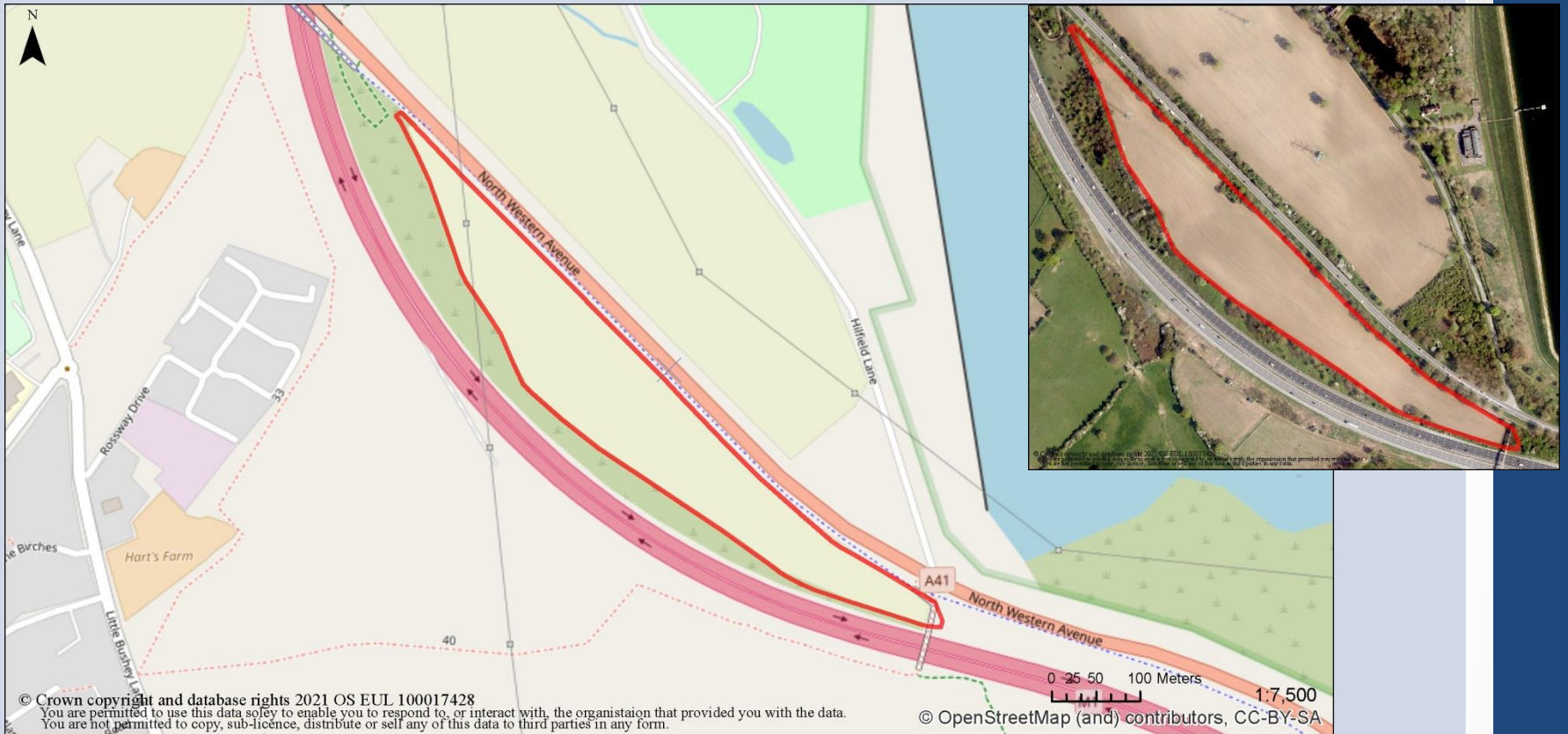
Current stated use

Hotel and leisure club with recreational facilities

Green Belt/policy designations

Yes

Land between A41 and M1, East of Bushey



Proposal

Employment allocation

Address		Proposed occupier	Previous submissions
Land between A41 and M1 (Aldenham West Ward)		None stated	New submission
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Warner Planning on behalf of Aldenham Estates	6.04 ha	Agricultural	Yes

Bushey Hall Golf Club, Bushey



Proposal

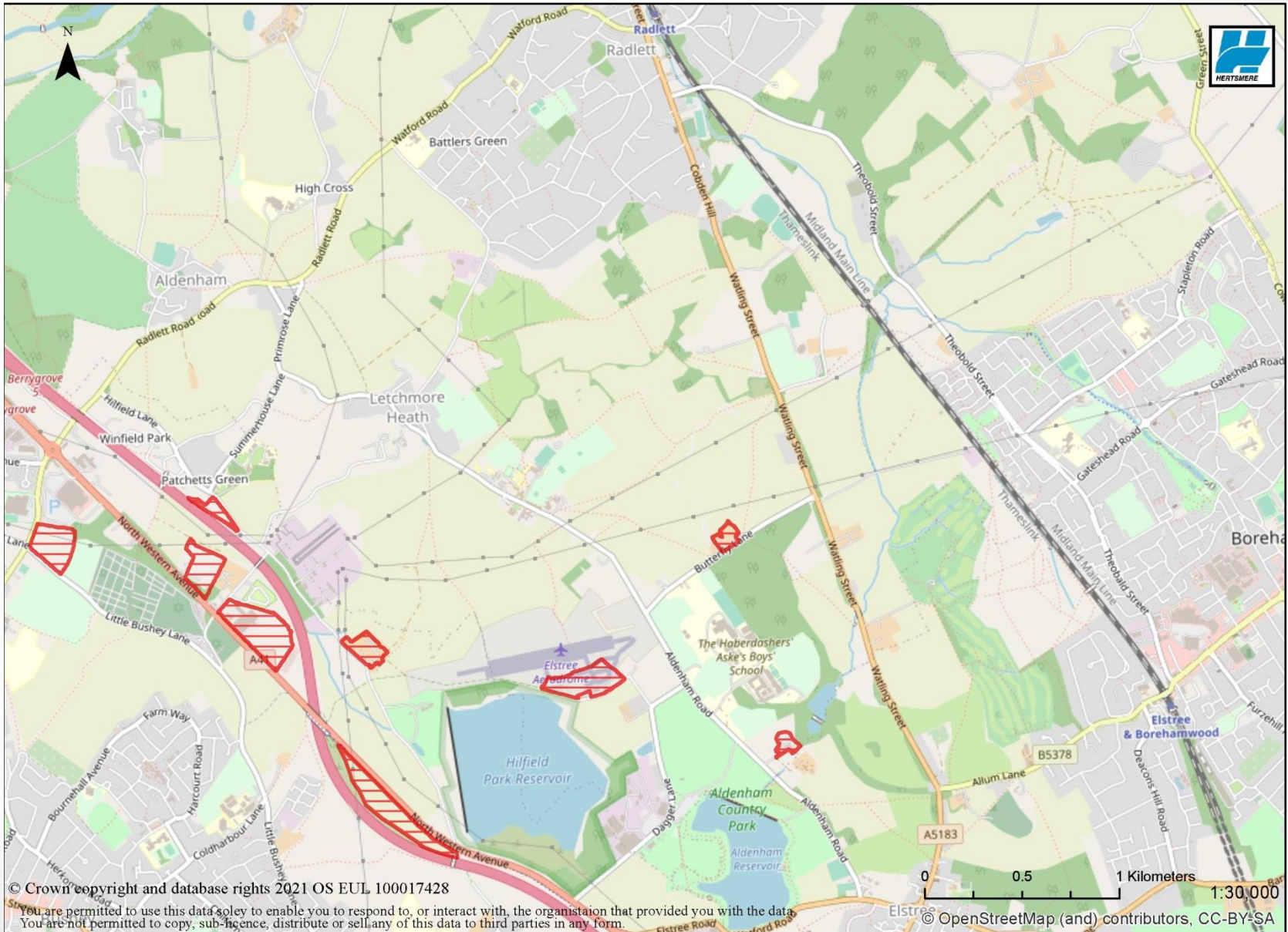
Two phase commercial , recreation and leisure development

Phase 1: Clubhouse, care home, 5/7-a-side pitches, 9 hole golf course

Phase 2: Football stadium, club shop, offices, arena, hotel, cinema, restaurants and recreational facilities

Address		Proposed occupier	Previous submissions
Bushey Hall Golf Club, Bushey Hall Drive, Hertfordshire, WD23 2EP (Bushey North Ward)		Watford FC (including relocation of stadium)	New submission
Site promoter	Site Area	Current stated use	Green Belt/policy designations
HGH Consulting on behalf of owner Veladail Leisure Ltd	41.41 ha	Golf course with club house (9 holes retained)	Yes

Radlett and Aldenham Parish



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Land adjacent to former Equestrian Centre, Patchetts Green



Proposal

Charity, medical and education

Address

Land to west of Hillfield Lane, Aldenham
(Aldenham West Ward)

Proposed occupier

None stated

Previous submissions

HELAA 2019 – HEL179
residential

Site promoter

Chartplan on behalf of
landowner

Site Area

1.08 ha

Current stated use

Undeveloped land

Green Belt/policy designations

Yes

Hillfield Farm, Aldenham



Proposal

Employment allocation

Address		Proposed occupier	Previous submissions
Hillfield Farm Hillfield Lane Aldenham Watford Hertfordshire WD25 8DD (Aldenham West Ward)		None stated	New submission
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Warner Planning on behalf of Aldenham Estates	2.15 ha	Commercial and storage uses	Yes

Elstree Aerodrome, Aldenham

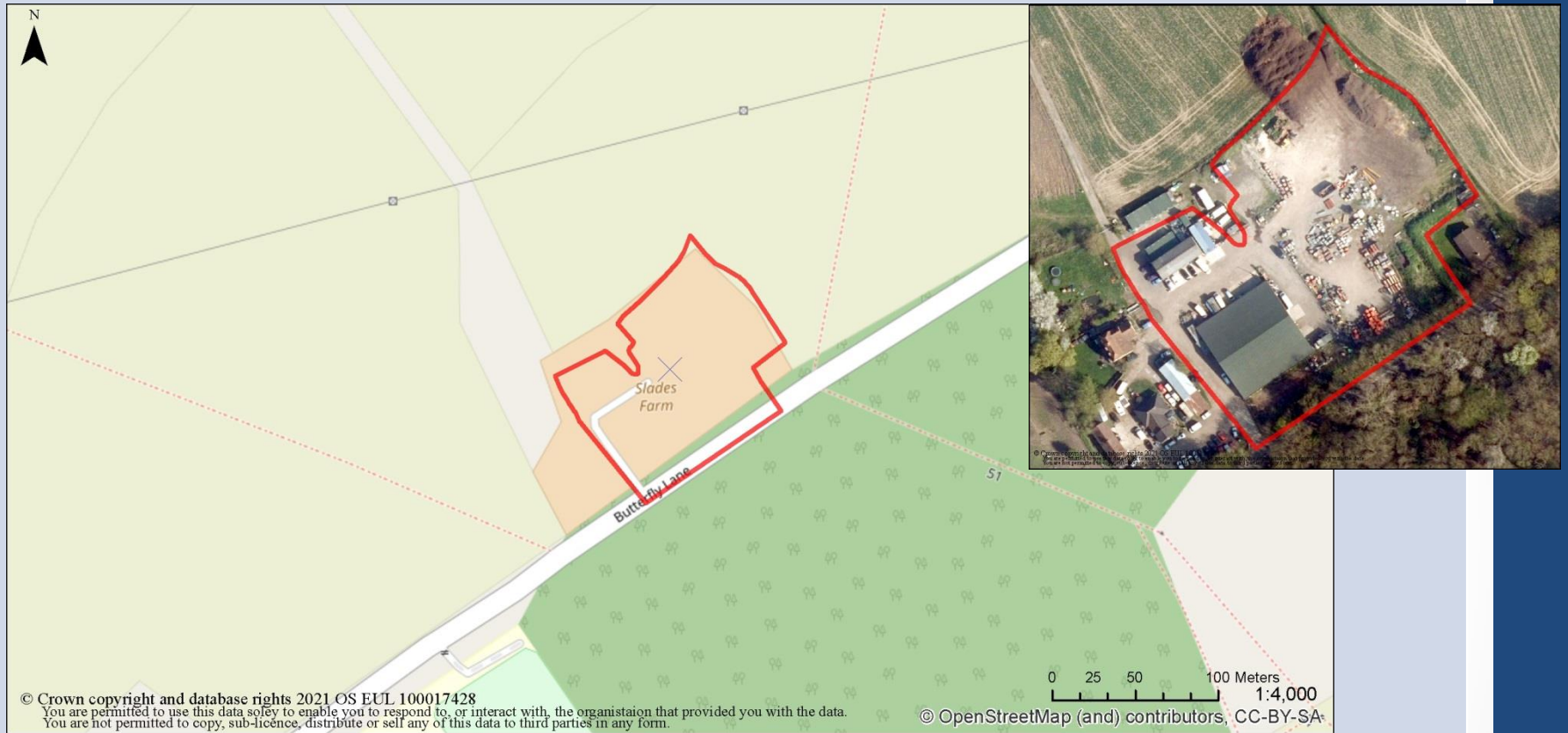


Proposal

Employment allocation

Address		Proposed occupier	Previous submissions
Hogg Lane, Radlett, Borehamwood, WD6 3AW (Aldenham West Ward)		None stated	New submission
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Warner Planning on behalf of Aldenham Estates	4.49 ha	Aerodrome and commercial uses including hangars, café and storage	Yes SADM24 Key Green Belt Site

Slades Farm, Elstree



Proposal

Employment allocation

Address

Slades Farm Butterfly Lane Elstree Hertfordshire WD6 3AD
 (Aldenham West Ward)

Proposed occupier

None stated

Previous submissions

New submission

Site promoter

Warner Planning on behalf of
 Aldenham Estates

Site Area

1.55 ha

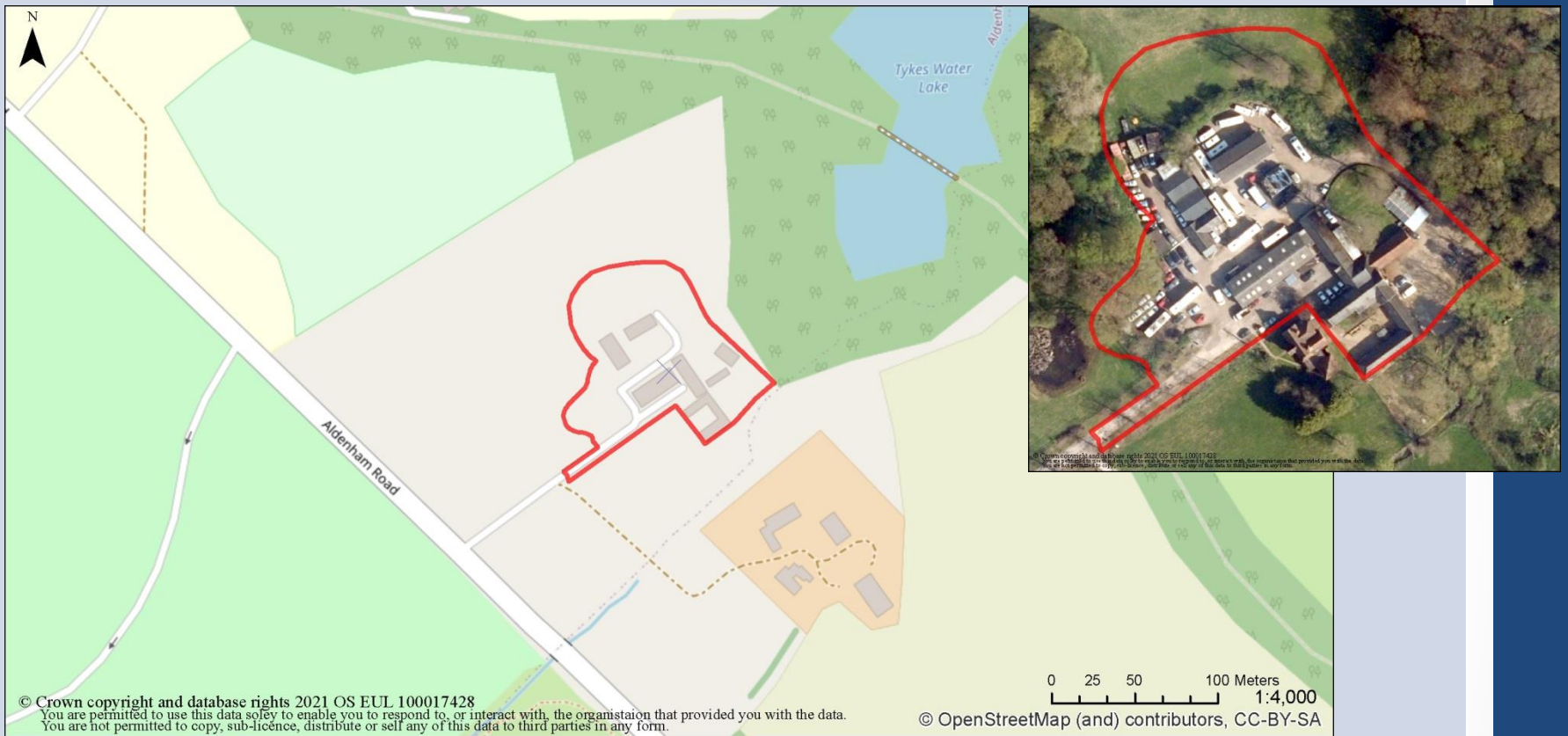
Current stated use

Commercial and
 employment uses

Green Belt/policy designations

Yes

Home Farm, Aldenham



Proposal

Employment allocation

Address

Home Farm, Aldenham Road, Elstree, Hertfordshire, WD6 3AZ (Aldenham West Ward)

Proposed occupier

None stated

Previous submissions

New submission

Site promoter

Warner Planning on behalf of Aldenham Estates

Site Area

0.92 ha

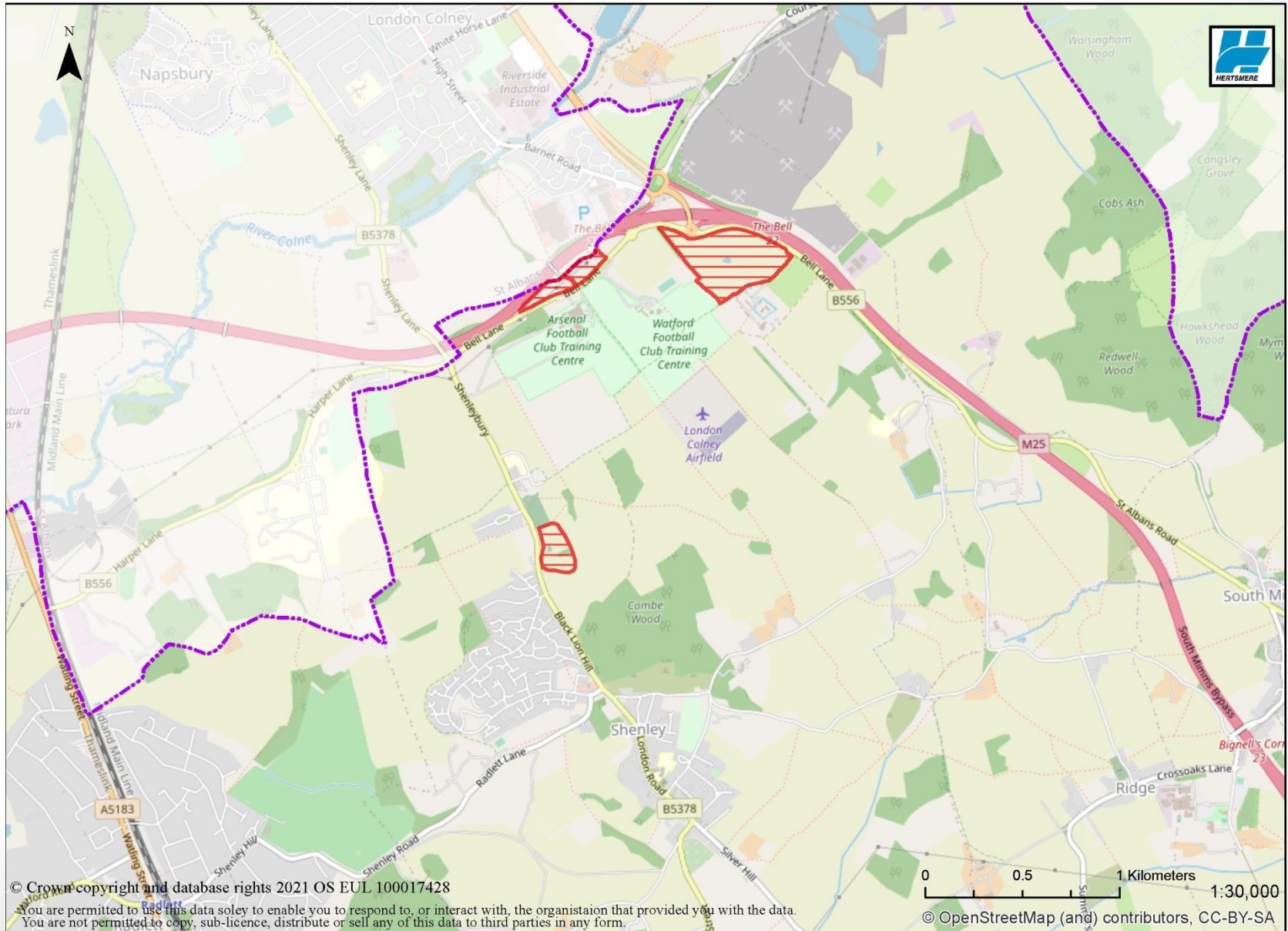
Current stated use

Commercial and employment uses

Green Belt/policy designations

Yes

Shenley Parish



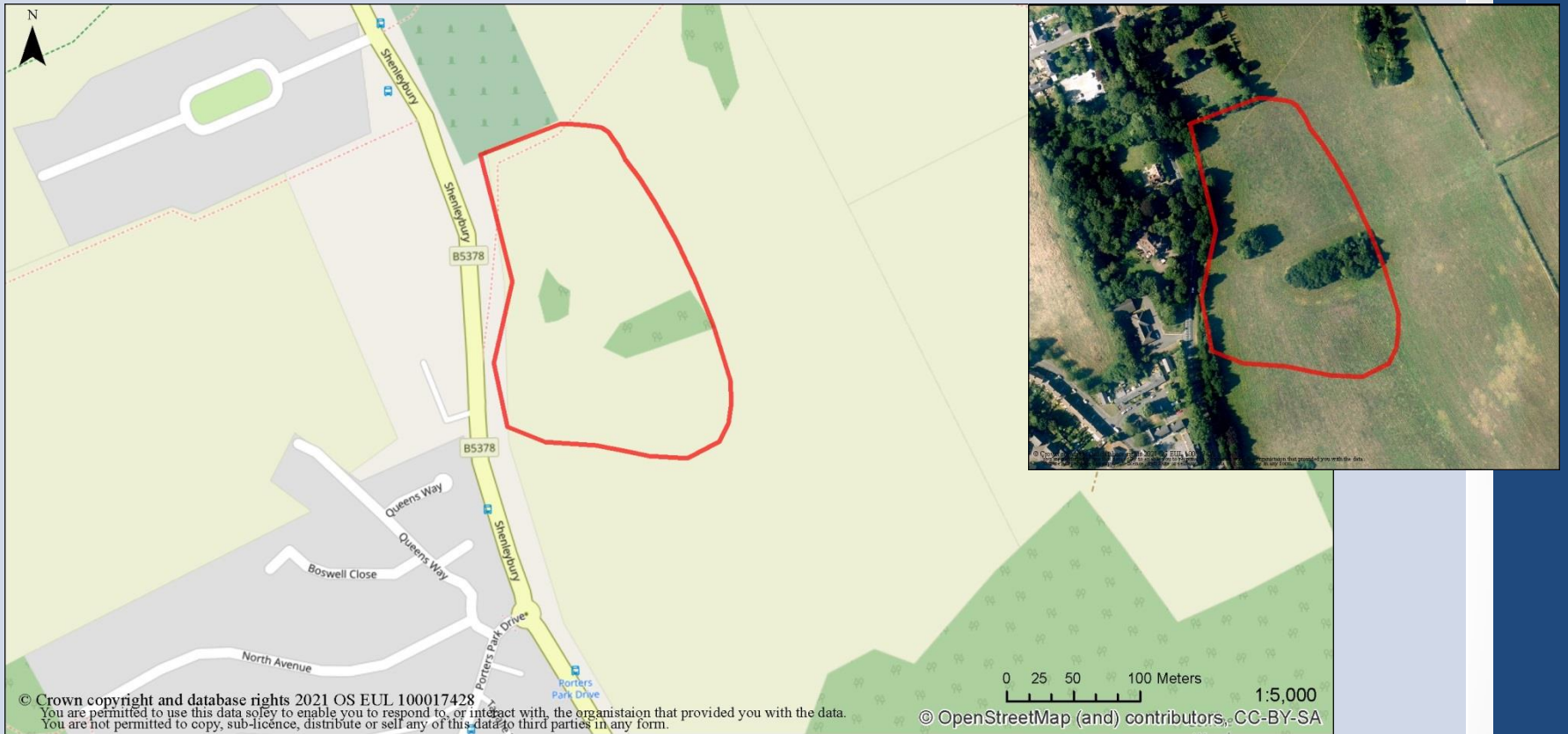
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Rectory Farm, Shenley

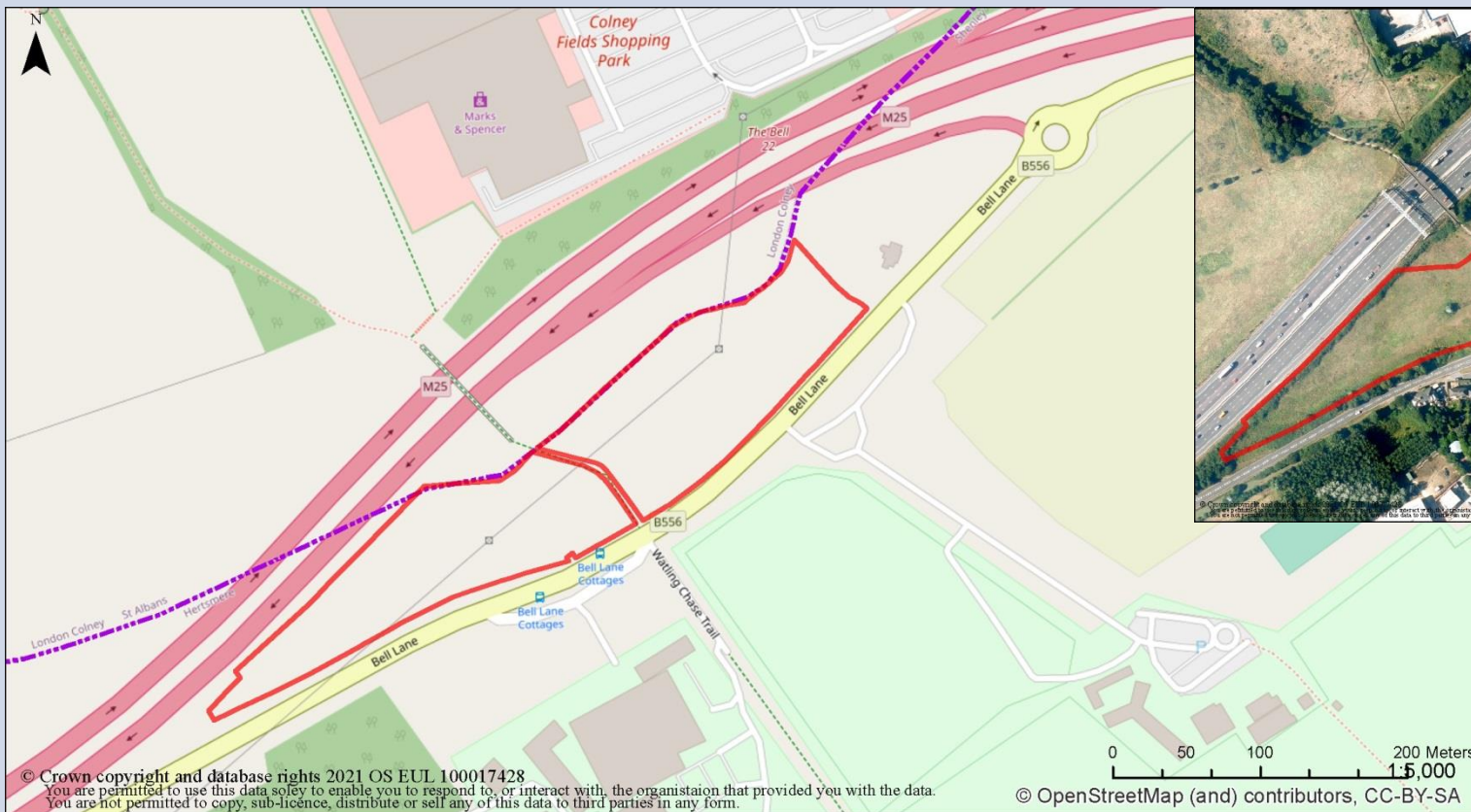


Proposal

Employment allocation or mixed use development scheme, either independently or as part of larger residential allocation

Address		Proposed occupier	Previous submissions
Land at Rectory Farm, North-East of Shenley (Shenley Ward)		None stated	HELAA 2019 – part of HEL236 residential
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Savills on behalf of Comer Homes Group	3.20 ha or as part of 20.60 ha residential allocation	Undeveloped	Yes

Land to the North of Bell Lane, London Colney

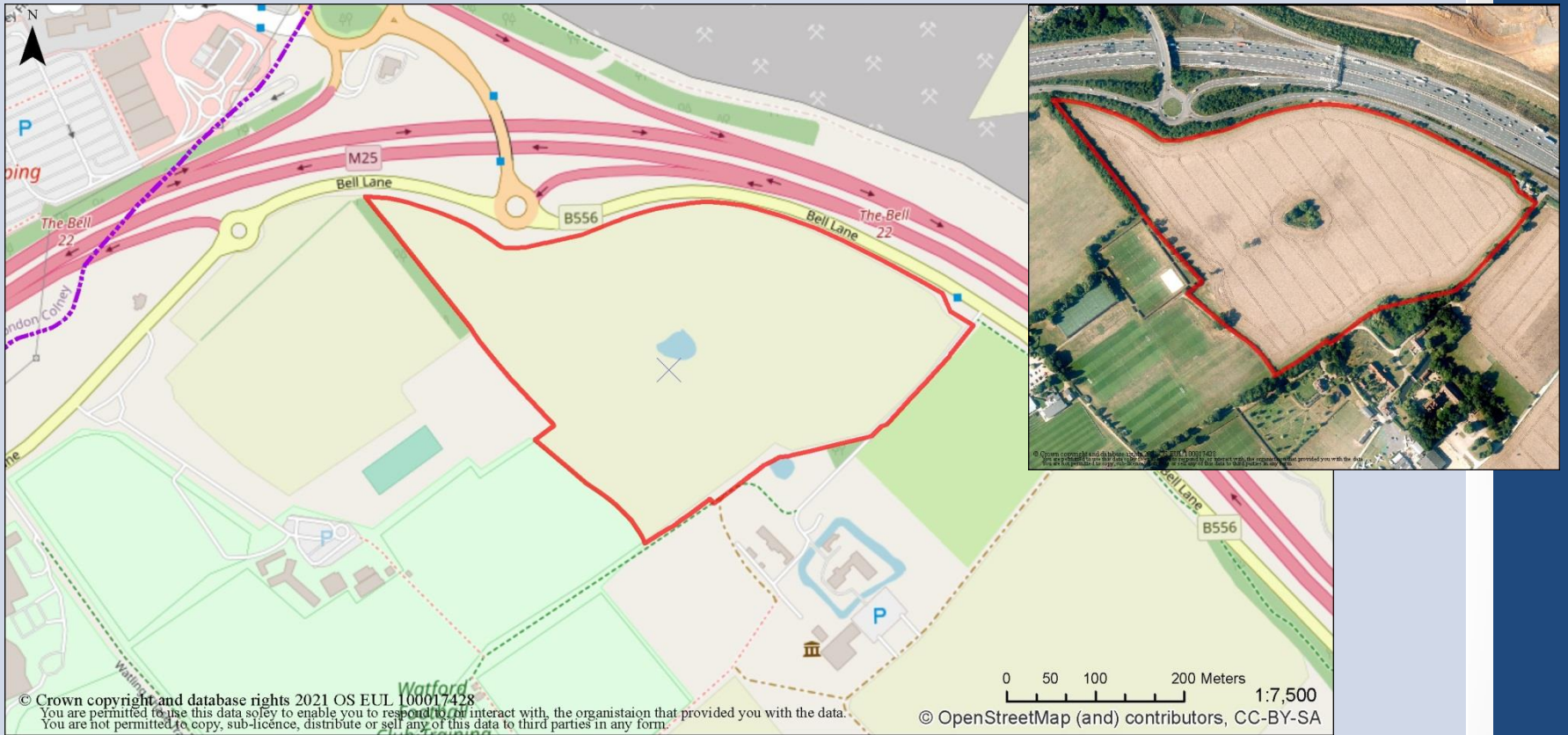


Proposal

Employment allocation: interest for industrial, logistics, leisure and commercial uses

Address		Proposed occupier	Previous submissions
Land at Bell Lane, London Colney (Shenley Ward)		Interest from Panattoni and Hamilton Russell Homes	HELAA 2019 – HEL519a employment or leisure
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Turley on behalf of Tarmac	3.31 ha	Undeveloped, previous mineral extraction and restoration activities	Yes

Land near Salisbury Hall, London Colney



Proposal

Employment allocation: interest for industrial, logistics, leisure and commercial uses

Address		Proposed occupier	Previous submissions
Land at Salisbury Hall, London Colney (Shenley Ward)		Interest from Panattoni and Hamilton Russell Homes	HELAA 2019 – HEL519b employment or leisure
Site promoter	Site Area	Current stated use	Green Belt/policy designations
Turley on behalf of Tarmac	14.11 ha	Undeveloped (Arable)	Yes