



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]

Tel No:

[REDACTED]

Email Address:

[REDACTED]

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:

Hilfield Farm Hilfield Lane Aldenham Watford Hertfordshire WD25 8DD

OS Grid Reference (if known):

TQ150965

Site Area (Hectares):

2.2

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 10 years

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

The site is used for a variety of commercial and storage uses

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

N/A

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.

The premises on the site are subject to lease agreement which are on-going.

f) Please describe the overall level of occupancy:

The site currently has several units on the site which are all occupied.

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?

Site promoted for consideration as a Local Significant Employment Site existing business to be retained

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?

The site currently has several planning permissions relating to existing uses on the site the reference numbers including : 20/1644/CLE, 19/0264/PD56O and 17/2489/CLE

j) If the site has a recently lapsed planning permission

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

N/A

and

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

N/A

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 already used for employment uses

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:

Existing Occupiers like the site, and wish to utilise it, and perhaps expand in the future.

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

Yes

Planning Applications to regularise the uses and for replacement buildings.

No

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

Retention of existing jobs

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) Flat Site | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| e) Utility Services (access to mains electricity, gas, water, drainage etc) Main service connections | 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 to the existing road network</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> N/A</p> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| <p><i>h) Any other constraints affecting the site</i> The site is within the Green Belt, on site barn delisted in 2020.</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.



HILFIELD FARM

Hilfield Lane, Radlett, WD25 8DD

| Attribute / Constraint | Comment |
|---|--|
| Green Belt | ✓ Yes |
| Within Settlement | × No |
| Conservation Area | × No |
| Listed Building | × No, barn on-site formerly listed, listing revoked 2020 |
| Locally Listed Building | × No |
| Flood Zone | × No, Flood Zone 1 |
| Environmental Designation (such as SPA/SANGS/Wildlife Site) | × No |
| AQMA | × No |
| Site-Specific Allocations | × No |
| Within a Neighbourhood Plan Area | × No |
| Asset of Community Value | ✓ No |

Site attributes/policies

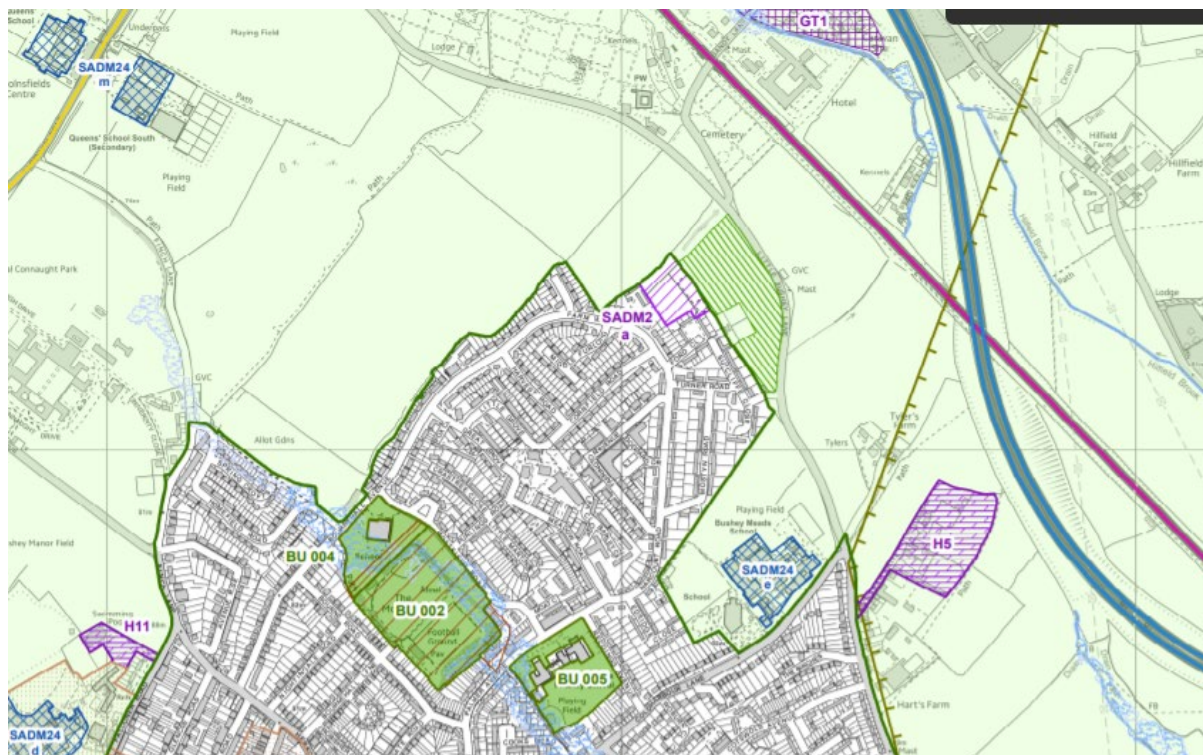


Figure 1: Policies Map – Site Located in the Green Belt

Likelihood of flooding in this area

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

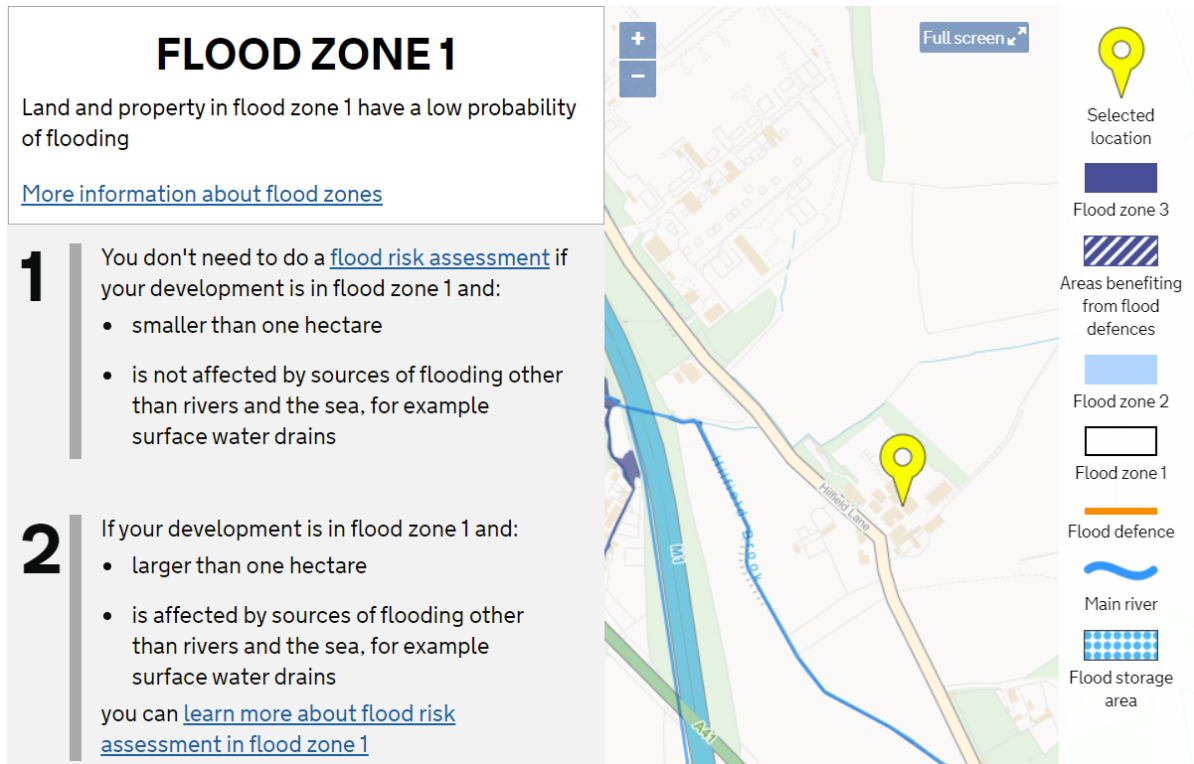


Figure 2: Flood Map

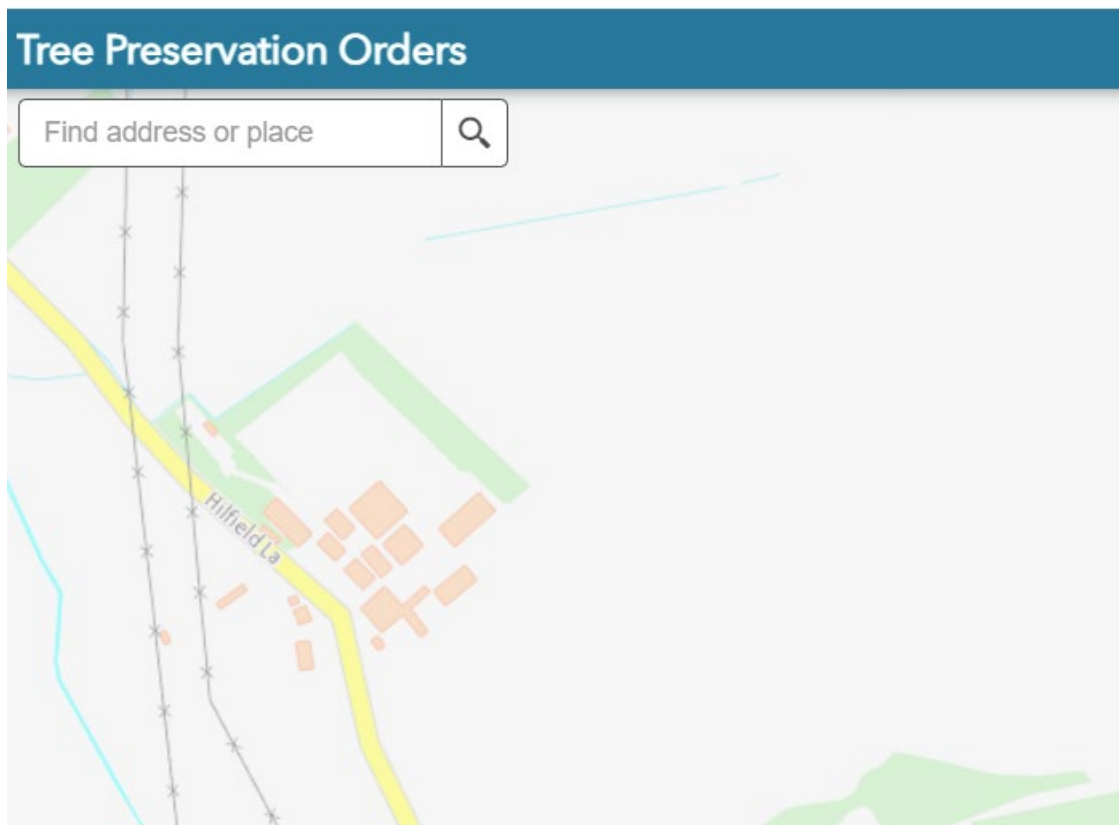


Figure 3: TPO Map – No TPOs on site

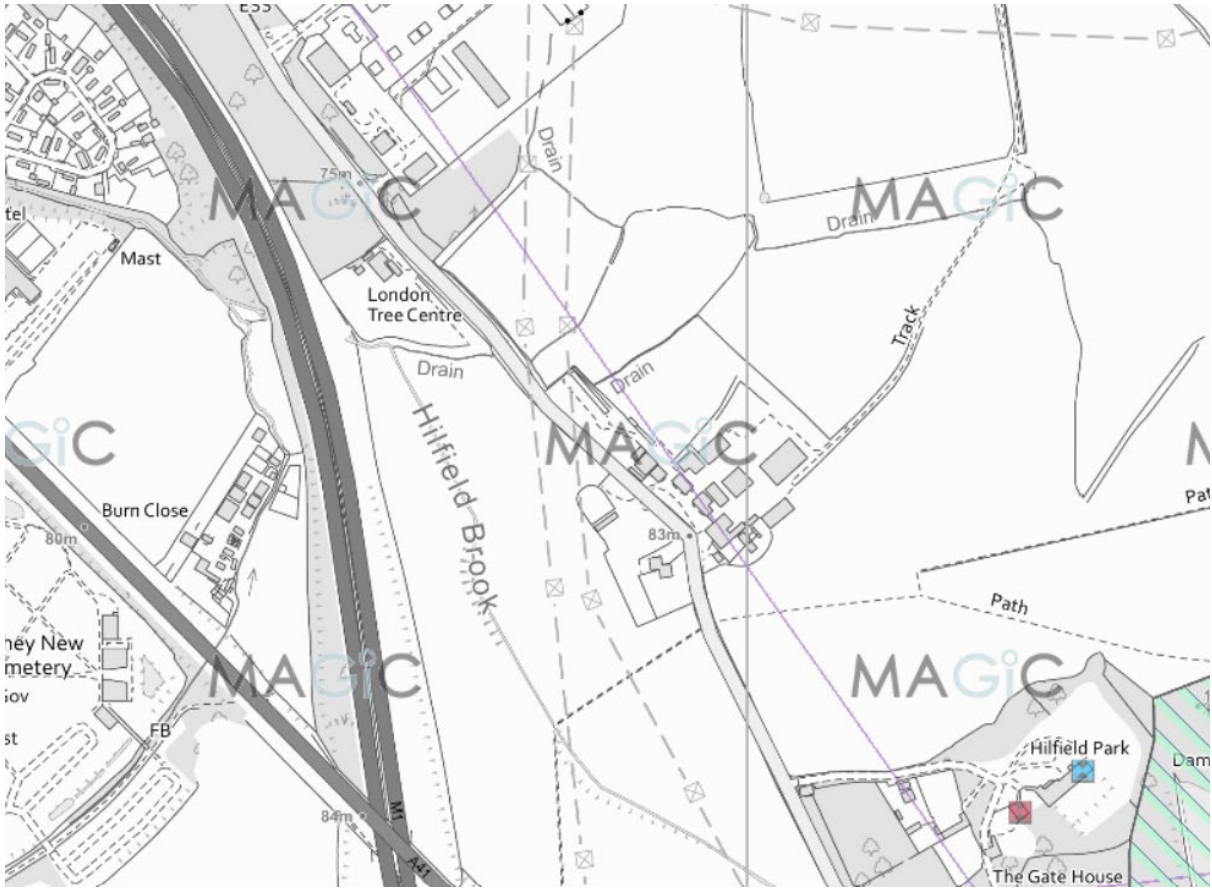


Figure 4: Environmental Designations – No onsite designations



WARNER

Local Significant Employment Sites Submission – Hilfield Farm

Introduction

This submission has been produced by Warner Planning, on behalf of the Aldenham Estate, and promotes Hilfield 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 Hilfield 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.

The Site

Address: Hilfield Lane, Radlett, WD25 8DD

The Estate has owned the site since 1983. Since the early 1990's the land and buildings at the site have been let out to various individuals and small companies for commercial purposes mainly storage and light industrial uses.



| Unit | Current Use |
|------|--|
| 1 | Listed Barn Barn collapsed in 2020 replace to be sought |
| 2 | Potato Barn Storage |
| 3 | Cousins Shed Storage |
| 4 | Peaches Barn Storage |
| 5 | Old Workshop Barn Storage |
| 6 | Yard Plant |
| 7 | Northwest Yard Outdoor storage |
| 8 | Northeast Yard Plant |

| | | |
|----|--------------------|---------------------|
| 9 | Old Cow Shed | Office / Warehouse |
| 10 | Old Pig Barn | Storage |
| 11 | J Building | Storage |
| 12 | Gate Building | Storage |
| 13 | Drying Shed | Workshop |
| 14 | Bunker | |
| 15 | 1 Hilfield Cottage | Residential |
| 16 | 2 Hilfield Cottage | Residential |
| 17 | Ray's Office | Office |
| 18 | Ray's Workshop | Workshop / Storage |
| 19 | Jade Barn | Storage |
| 20 | Grain Store Left | Workshop / Storage |
| 21 | Grain Store Right | Storage / Container |
| 22 | Old Hay Barn | Agricultural use |
| 23 | Caravan Yard | Outdoor storage |

Key Planning Attributes

| Attribute / Constraint | Comment |
|--|---|
| Green Belt | ✓ Yes |
| Within Settlement | × No |
| Conservation Area | × No |
| Listed Building | × No, barn on-site formerly listed, listing revoked 2020 |
| Locally Listed Building | × No |
| Flood Zone | × No, Flood Zone 1 |
| Environmental Designation (such as SPA/SANGS/Wildlife Site) | × No |
| AQMA | × No |
| Site-Specific Allocations | × No |
| Within a Neighbourhood Plan Area | × No |
| Asset of Community Value | ✓ No |

Site attributes/policies

Planning History

The site has a considerable planning history which demonstrates its importance in employment terms, following;

| Reference | Description | Decision | Date |
|---------------|--|-------------------------------------|-------------------------------|
| 20/1644/CLE | Continued use of units 4, 11, 20 and 21 at Hilfield Farm for storage use (Class B8). Certificate of Lawful Development (Existing). | Grant Lawful Certificate (existing) | Thu 10 th Dec 2020 |
| 19/0264/PD56O | Change of use of agricultural building to Class B8 (storage and distribution) | PD56 - Prior Approval not required | Thu 11th April 2019 |
| 18/1587/OUT | Development of an energy storage system for a temporary period of 20 years from date of first import/export of electricity to include a battery storage compound, electricity compound, fencing underground cabling and other associated works, hedgerow and tree planting and new access from Hilfield Lane | Refuse Permission | Tue 28th May 2019 |
| 17/2489/CLE | Continued use of buildings 2, 3, 9, 13, 19 and Yards 7 & 23 for individual commercial use. Certificate of Lawful Development (Existing) | Grant Lawful Certificate (existing) | Tue 27th February 2018 |
| TP/02/0138 | Erection of 15m telecommunications mast together with two transmission dishes, three antennae, equipment cabin and ancillary development. (Notice of installation under Part 24, Class A of the Town and Country Planning (General Permitted Development) Order 1995). | Prior Approval not required | Tue 02nd April 2002 |
| TP/00/0367 | Erection of stable building and reduction in hardstanding area and creation of arena area | Grant Permission | Tue 30th May 2000 |

| | | | |
|------------|--|---------------------------|------------------------|
| | (letter containing additional information received 17/5/00). | | |
| TP/99/1137 | Erection of stable building and alteration to existing hardstanding area. | Refuse Permission | Mon 22nd November 1999 |
| TP/99/1119 | Retention of gates and associated piers with lanterns deleted and increased 'greensward' area. | Refuse Permission | Thu 17th February 2000 |
| TP/99/1138 | Erection of stable building and retention of existing hardstanding area | Refuse Permission | Thu 17th February 2000 |
| TP/00/0367 | Erection of stable building and reduction in hardstanding area and creation of arena area (letter containing additional information received 17/5/00). | Grant Permission | Tue 30th May 2000 |
| TP/99/1137 | Erection of stable building and alteration to existing hardstanding area. | Refuse Permission | Thu 17th February 2000 |
| TP/99/1119 | Retention of gates and associated piers with lanterns deleted and increased 'greensward' area. | Refuse Permission | Thu 17th February 2000 |
| TP/99/1138 | Erection of stable building and retention of existing hardstanding area. | Refuse Permission | Thu 17th February 2000 |
| TP/99/1121 | Retention of gates and associated piers with lanterns deleted. | Grant Permission | Thu 17th February 2000 |
| TP/99/1139 | Erection of stable building and retention of majority of existing hardstanding area. Incorporation of land into residential curtilage. | Refuse Permission | Thu 17th February 2000 |
| TP/94/0030 | Erection of portal frame steel building for general agricultural use (Application for Determination of Agricultural Development) | Agricult Pr Det - refusal | Thu 10th March 1994 |

| | | | |
|------------|--|------------------|---------------------|
| TP/93/0011 | Conversion of timber barn to dwelling and extension to provide ancillary accommodation. | Grant Permission | Tue 09th March 1993 |
| TP/87/1381 | Restoration & change of use of existing barn_ erection of bedroom wing & separate garage outbuilding_ all to provide 1 residential unit. | Approval | Thu 17th March 1988 |
| TP/87/1382 | Conversion of listed building to dwelling and extension to listed building for ancillary accommodation amended plans received 22/02/88. | Grants Consent | Thu 17th March 1988 |

Local Significant Employment Site Assessment

| HILFIELD FARM | |
|---|--|
| Hilfield Lane, Radlett, WD25 8DD | |
| Number of known businesses / units at site: | 23 Units |
| Is site over 0.25 hectares in size? | Yes, 2.2 hectares |
| Current use class: | Mix of commercial uses |
| Is there permission for a change of use / any other relevant planning history? | Yes several planning permission relating to a change of use from agricultural to commercial use/B8 Class use Please see above |
| Age of the site: | Used for commercial since the late 1980s |
| Condition of the site (1-5): | 3/4 - the owner is going through several improvements to the site which is raising the quality and visual appearance of the site |
| 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: | The adjacent residential dwellings are within the estates ownership |
| Suitability of the overall relationship with adjoining land uses (1-5): | 4 |
| Is there adequate infrastructure to facilitate vehicular access? | Yes |
| Approximate number of parking spaces: | 60 |
| Is the site compliant with non-residential parking standards? | Yes |
| is there direct or indirect access to a strategic motorway / primary trunk | Yes, Close to A41 and M1 and M25 |

| | |
|--|---|
| road / main distributor road / secondary distributor road? | |
| 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 a film and television lighting, construction materials, local ground maintenance companies (who undertake work for HBC) |

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 a number of local industries such as film and television, construction, aviation and landscaping.

We therefore respectfully request that the Council considers Hilfield 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.