



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:

Hogg Lane, Radlett, Borehamwood WD6 3AW

OS Grid Reference (if known):

TQ160964

Site Area (Hectares):

4.57

Land ownership (if you are not the owner):

Owner

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Aerodrome and commercial uses

b) When did this use commence?

Over 10 years

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

The site has 8 buildings used as office, café, hangers, storage and commercial

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.

Aerodrome and ancillary uses

f) Please describe the overall level of occupancy:

Units 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?

Variety of tenants

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 aerodrome uses

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 currently used for aerodrome use and employment uses, and in the owners full control

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:

Owner led development

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

☒ Yes

The owner has had initial discussions with the Council about proposed development. As part of this the owner is looking at how the whole function of the site works. Buildings such as Middlesex are at the end of the lifespan and will need redeveloping in the coming years.

☐ No

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

At least 50

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 No, 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) Yes, all key services	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> Yes, Hogg Lane, and a existing access close to 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> N/A</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p><i>h) Any other constraints affecting the site</i> The site lies wholly within the Metropolitan Green Belt and the part of the land the subject of this application is with the envelope of a Key Site identified in Policy SADM24.</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)

Site Location Plan, Site Attributes Document and 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.



ELSTREE AERODROME

Hogg Lane, Radlett, Borehamwood WD6 3AW

Attribute / Constraint	Comment
Green Belt	✓ Yes
Within Settlement	× No
Conservation Area	× No
Listed Building	× No
Locally Listed Building	× Close to Locally Listed Buildings
Flood Zone	× No, Flood Zone 1
Environmental Designation (such as SPA/SANGS/Wildlife Site)	✓ Yes, historic park and garden
AQMA	× No
Site-Specific Allocations	✓ Yes, SADM 24g Key Green Belt Site
Within a Neighbourhood Plan Area	× No
An asset of Community Value	✓ No

Site attributes/policies

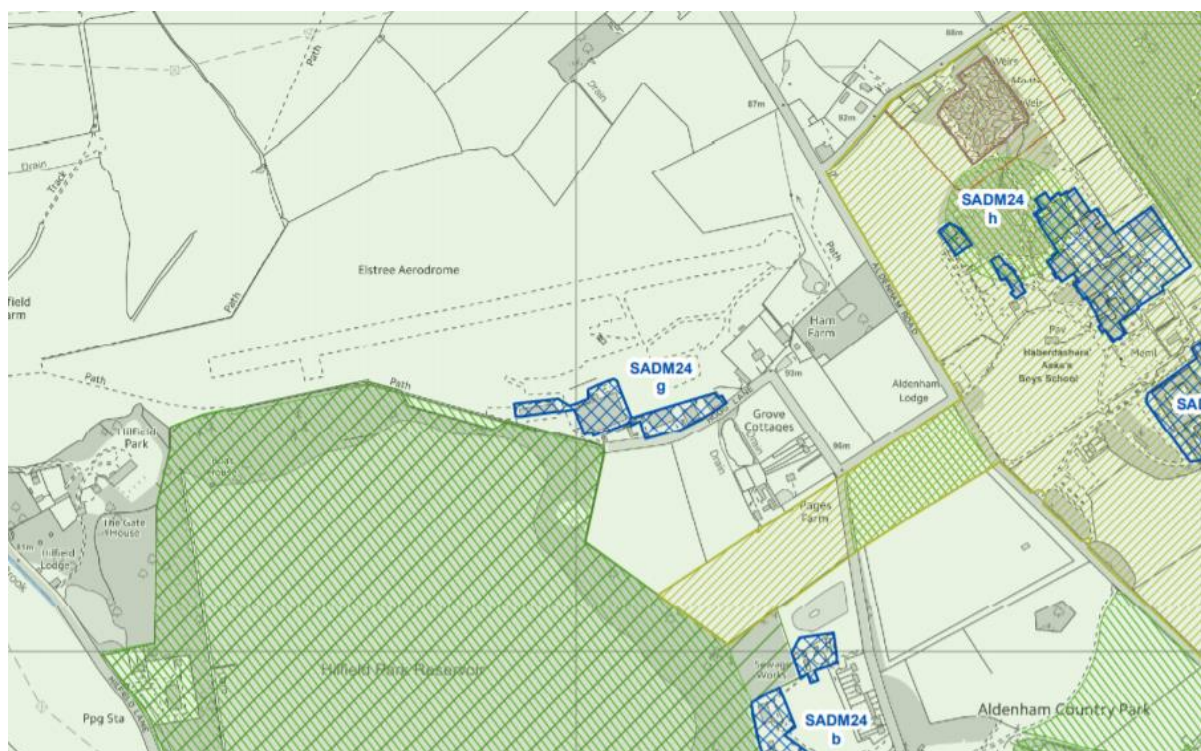


Figure 1: Policies Map – Site Located in Green Belt and allocated SADM24 in the Key Green Belt Sites

Likelihood of flooding in this area

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

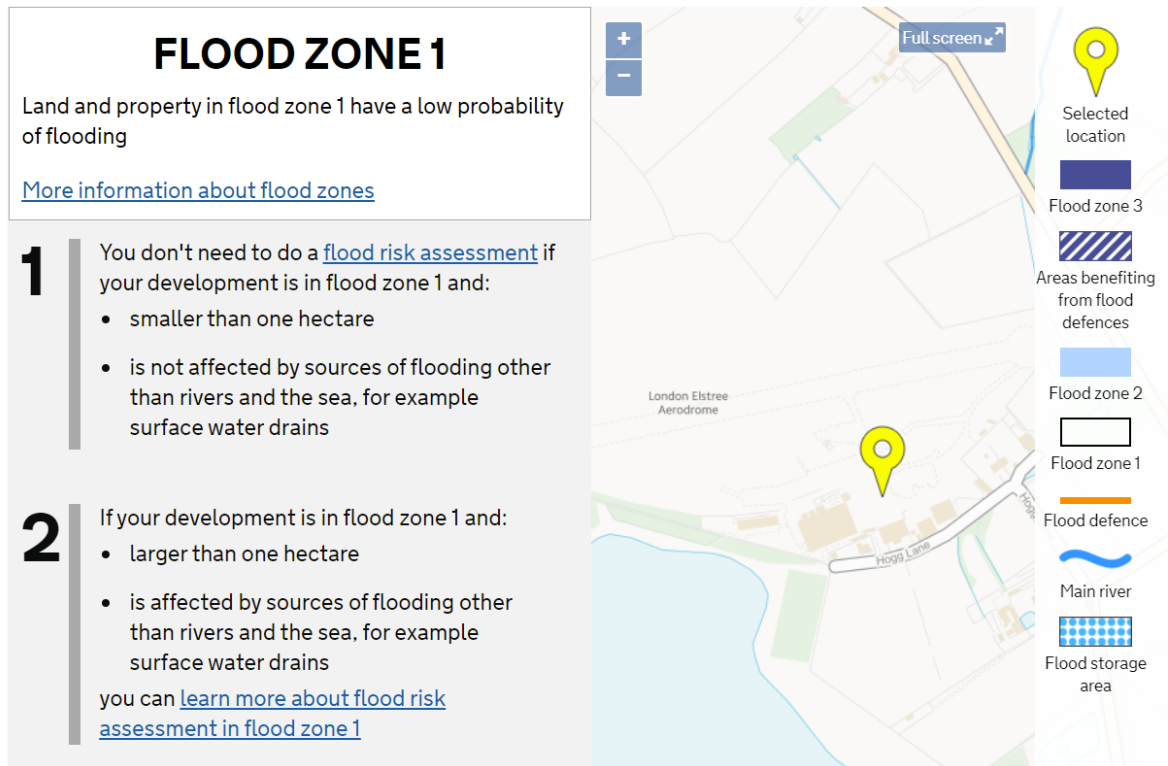


Figure 2: Flood Map



Figure 3: TPO Map – No Tree Preservation Orders onsite.

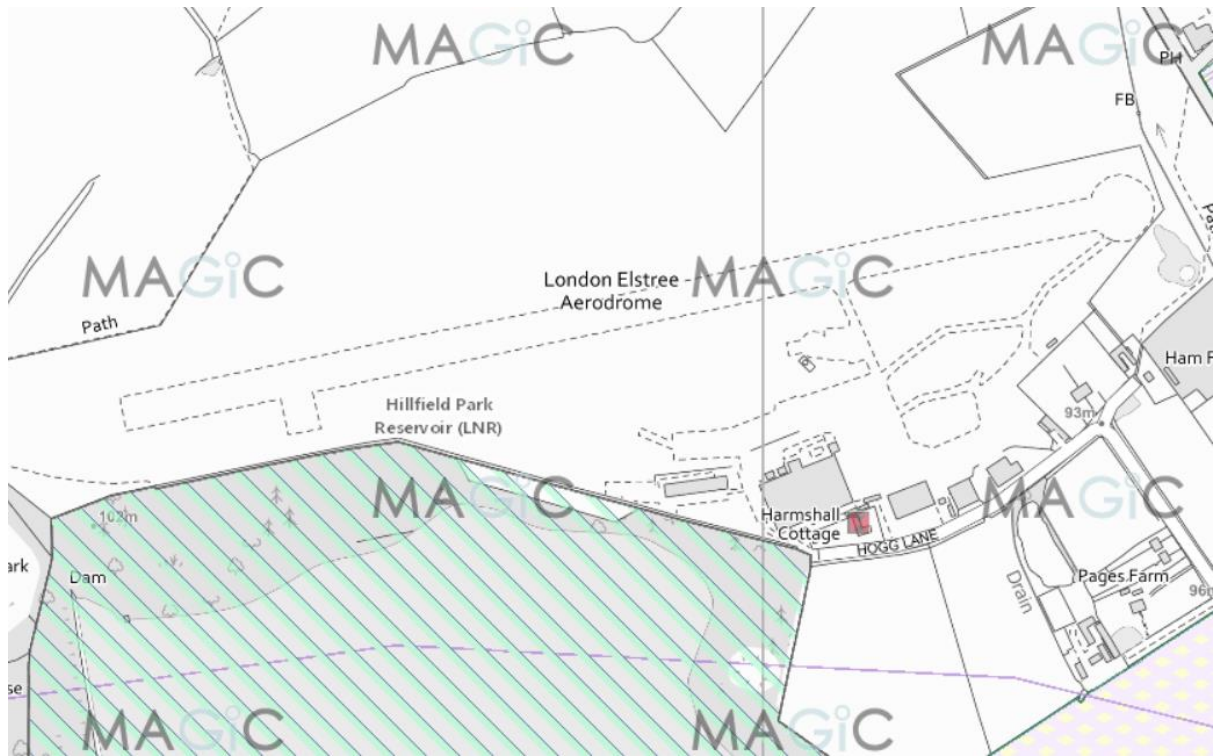


Figure 4: Environmental Designations – Adjacent to a wildlife site