



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 Name]

Address:

[Redacted Address]

Postcode:

[Redacted Postcode]

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:

Home Farm, Aldenham Road, Elstree, Hertfordshire, WD6 3AZ

OS Grid Reference (if known):

TQ171960

Site Area (Hectares):

0.9

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 uses

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 on site to be relocated to other properties within the Estate

f) Please describe the overall level of occupancy:

The Site is used by a variety of commercial uses, including Car Sales, Woodworkers, construction equipment and material storage, Coach Storage and management, vehicle repairs, food preparation and food event business. Adjacent to the site is the Estate's Glamping site.

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?

The estate has had initial discussion with a number of parties to occupy the proposed commercial units significant interest in the office hub.

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?

Currently in pre-application discussions with the Council, several technical reports undertaken

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 applicant currently wishes to redevelopment the site, with replacement of the modern structures and erection of sympathetic replacement buildings with conversion of older buildings on site

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:

Aldenham Estate wish to bring the site forward themselves

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

☐ Yes

Yes, currently in pre-application discussions

☒ No

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

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 N/A	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) Access to all appropriate 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 Owner	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> N/A Access from Aldenham Road</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 falls within the Grade II listed Park and Garden of Aldenham House, and within the Green Belt. Home Farm House (adjacent) is a Grade II listed buildings</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 document, Highways Statement, Ecology Report, Tree Report, Heritage Report, Design Document, Drainage Scheme, Sustainability Statement, This Form.

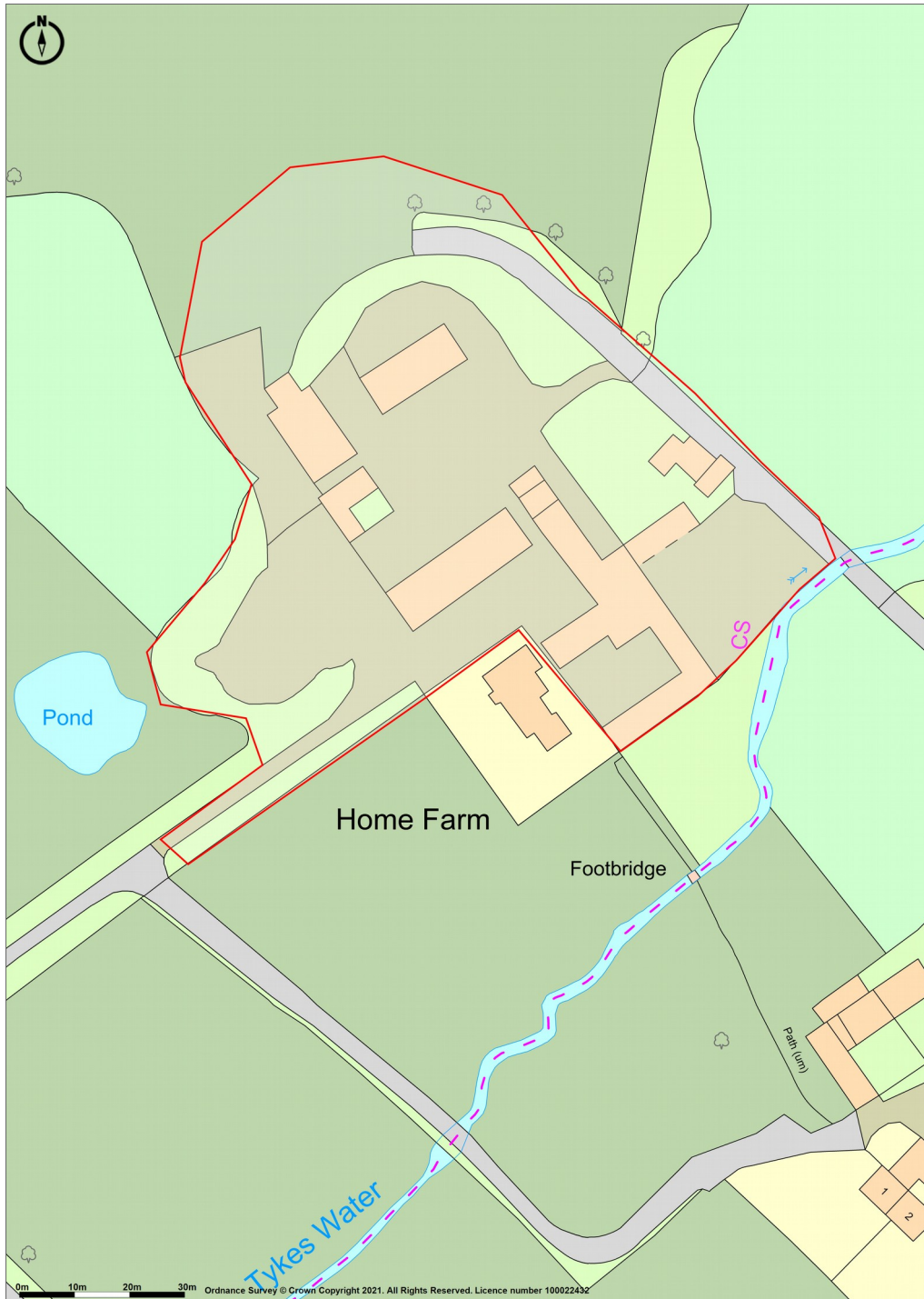
b) Is there any other information regarding the site that we should be aware of? (if yes, please provide details)

☒ Yes

A pre-application submission was submitted to Hertsmere Borough Council in September 2020. The pre-application scheme sought to renovate and convert the existing building to include a yoga studio, café and shop. As well as to demolish the modern buildings and erect offices and a craft studio with associated car parking and enhanced landscaping. The Council were supportive of the principle of the redevelopment of the site within this location. Further pre-application discussions are ongoing.

☐ No

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



HOME FARM

Aldenham Road, Elstree, Borehamwood WD6 3AZ

Attribute / Constraint	Comment
Green Belt	✓ Yes
Within Settlement	× No
Conservation Area	× No
Listed Building	× No, on the adjacent site
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	✓ Yes, historic park and garden
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

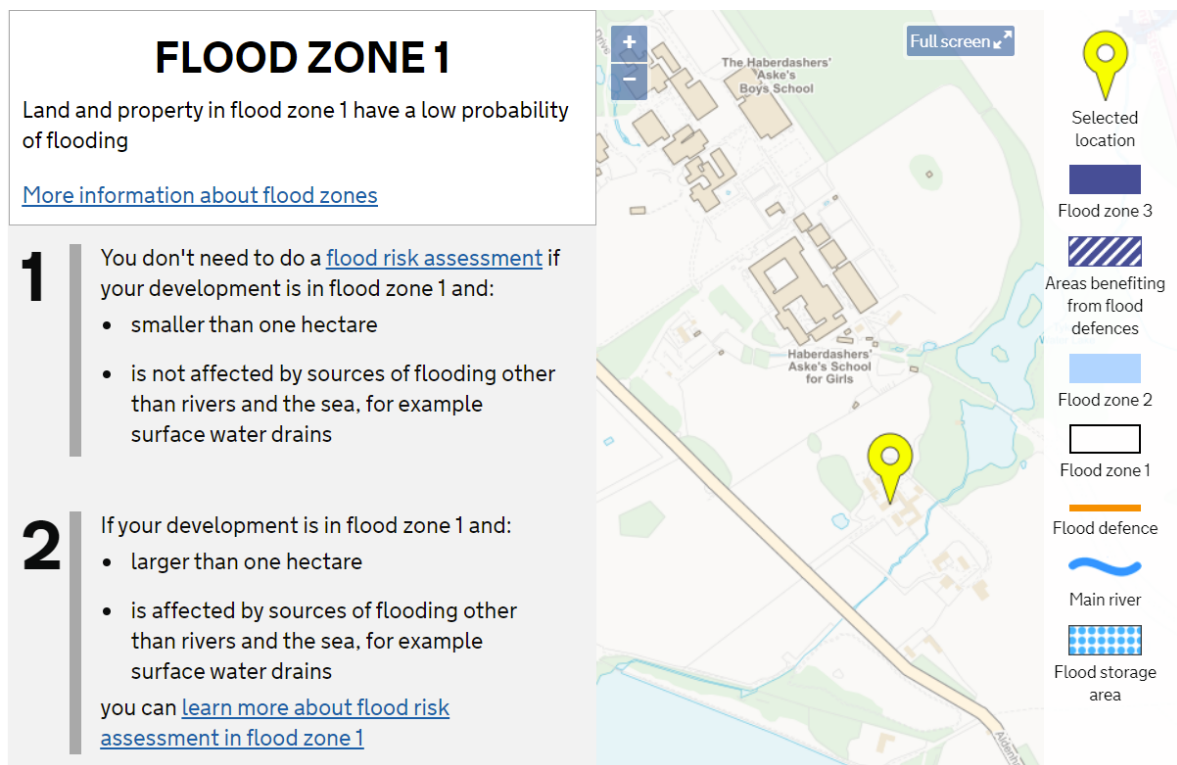


Figure 2: Flood Map

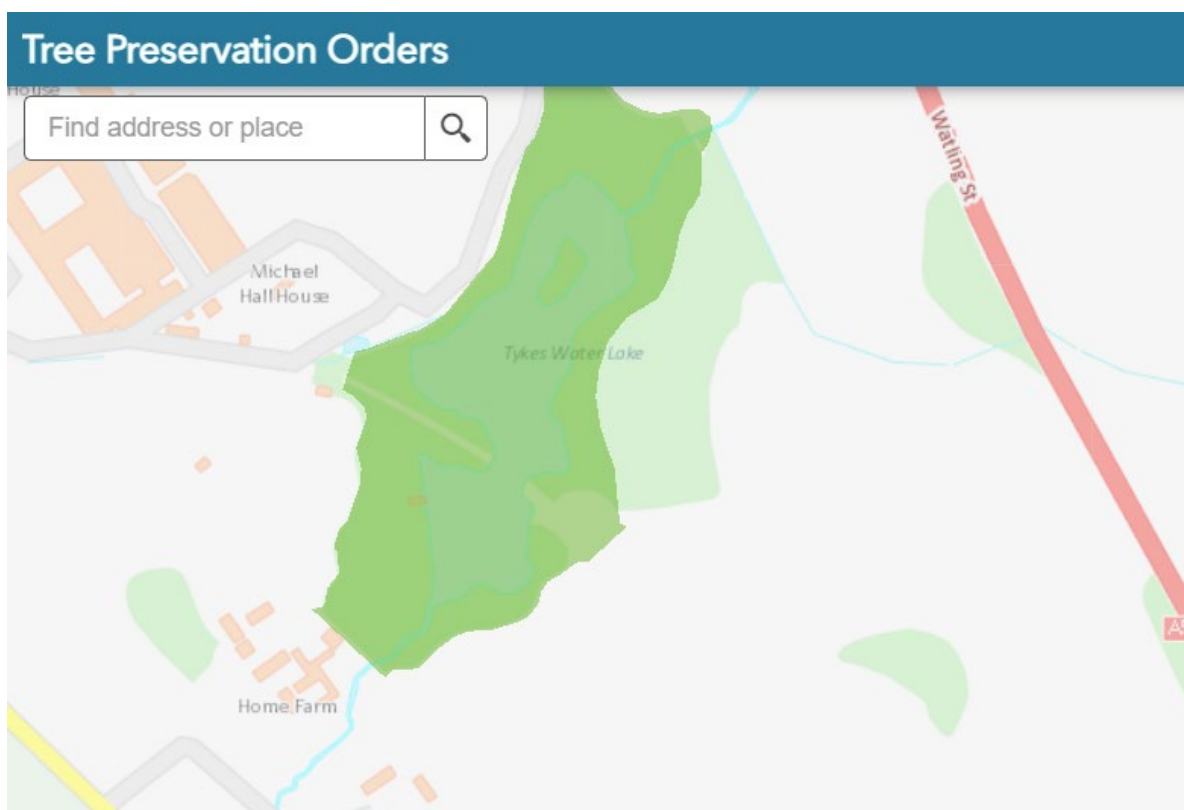


Figure 3: TPO Map – adjacent a blanket TPO



Figure 4: Environmental Designations – Part of a Historic Park and Garden

Home Farm, Aldenham

Employment Call for Sites – March 2021



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Introduction

We have the pleasure in presenting our proposal for the Home Farm, Aldenham to the Hertsmere Employment Call for Sites on behalf of the Aldenham Estate. We believe that this exciting new office hub offers the type of high specification workspace required by local businesses in a post Covid world. Its setting within a stupendous new landscape setting, on the edge of the famous Aldenham House parkland, will make a unique asset for the office workers, and an attraction for visitors and the community generally.

The proposal seeks to reuse and improve this existing previously developed commercial site in a sustainable and deliverable way – which will be a significant benefit to the Borough and its residents





Background

Home Farm was built between 1880 to 1885, as part of the estates plans for the park and gardens. Conceived as a model farm, the only original buildings remaining comprise the farmhouse and its dairy, now listed, they were designed by William Butterfield, a revered gothic revival architect. Whilst they form the centrepiece of the complex, they are outside the submission boundary.

Like so many farms in this area, Home Farm suffered in the post war years from attempts to adapt it to intensive farming. Unfortunately, the land is of insufficient quality to support the demands of modern food production and consequently, the former agricultural buildings were replaced with various commercial buildings. Now used for car sales and coach parking and a range of storage and workshops, these buildings are now largely obsolete and their dilapidated appearance detracts from the setting of the farmhouse, the historic park.



Background

The Estate has commissioned a diverse team of professionals and consultants to help develop a sympathetic redevelopment of the site which delivers significant economic benefits.

The team have sought to assess key attributes, such as heritage, landscape, ecology, drainage, access, highways, and planning to help shape the proposal. The proposal is currently in pre-application discussions with the Council, the initial discussions confirming the principle of the development is acceptable. The Estate is currently engaged in a number of consultations with residents and stakeholders to help shape the proposal.

The site is in the ownership of the Estate. Many of the key technical surveys have been undertaken and the scheme can be brought forward promptly.





Site Location



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The Site

Key Details:

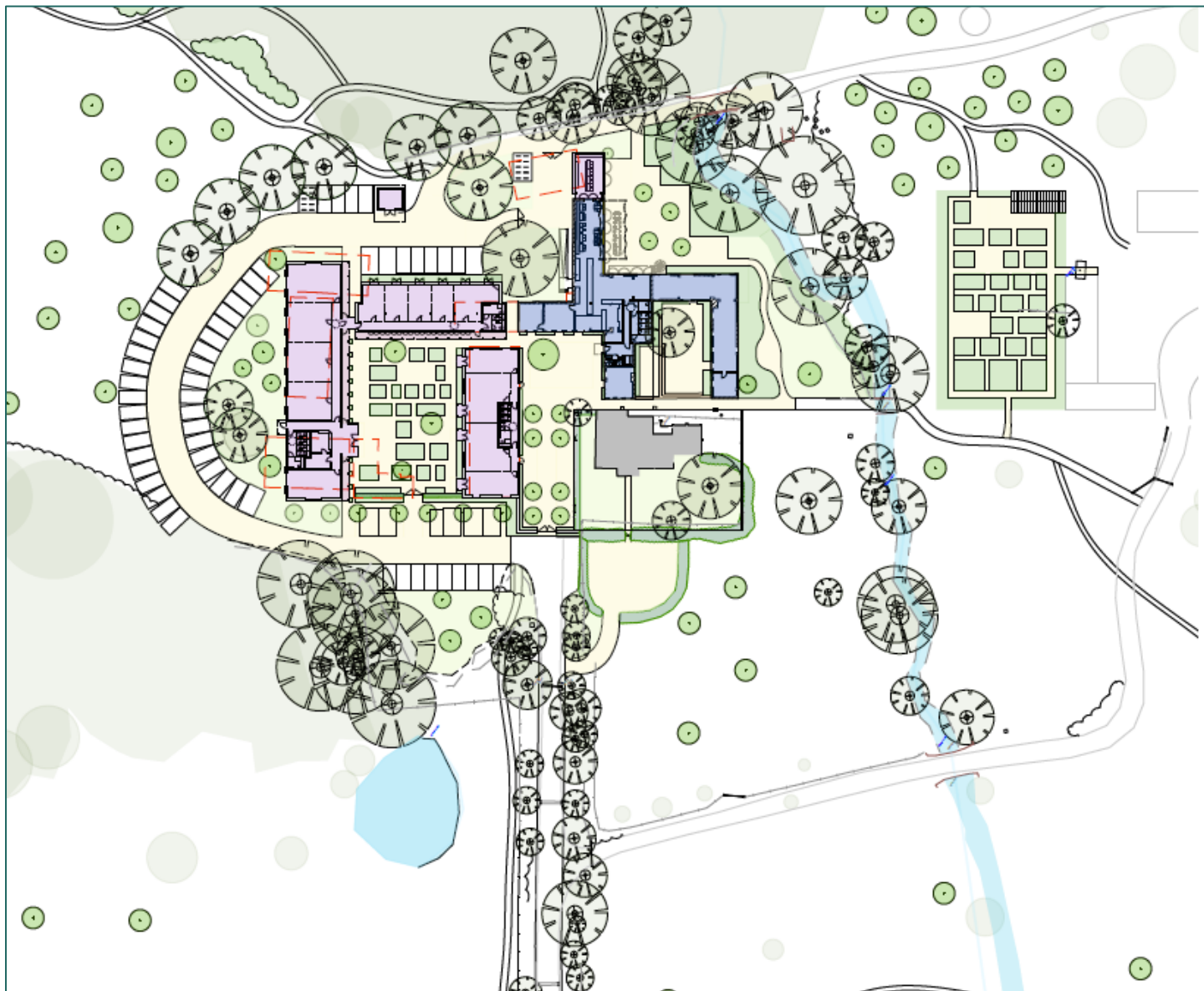
- Area – 2.2 hectares
- Use – Mix of storage, car sales, food preparation, light industrial.
- Previously developed site within the Green Belt
- Significant levels of hardstanding
- Flood Zone 1
- Access from Aldenham Road





The Proposal

Redevelopment, refurbishment and extension of existing buildings to form a new office hub to include a deli-style café, and multi-purpose function room with an extensive new landscaping scheme and associated car parking.





The Vision

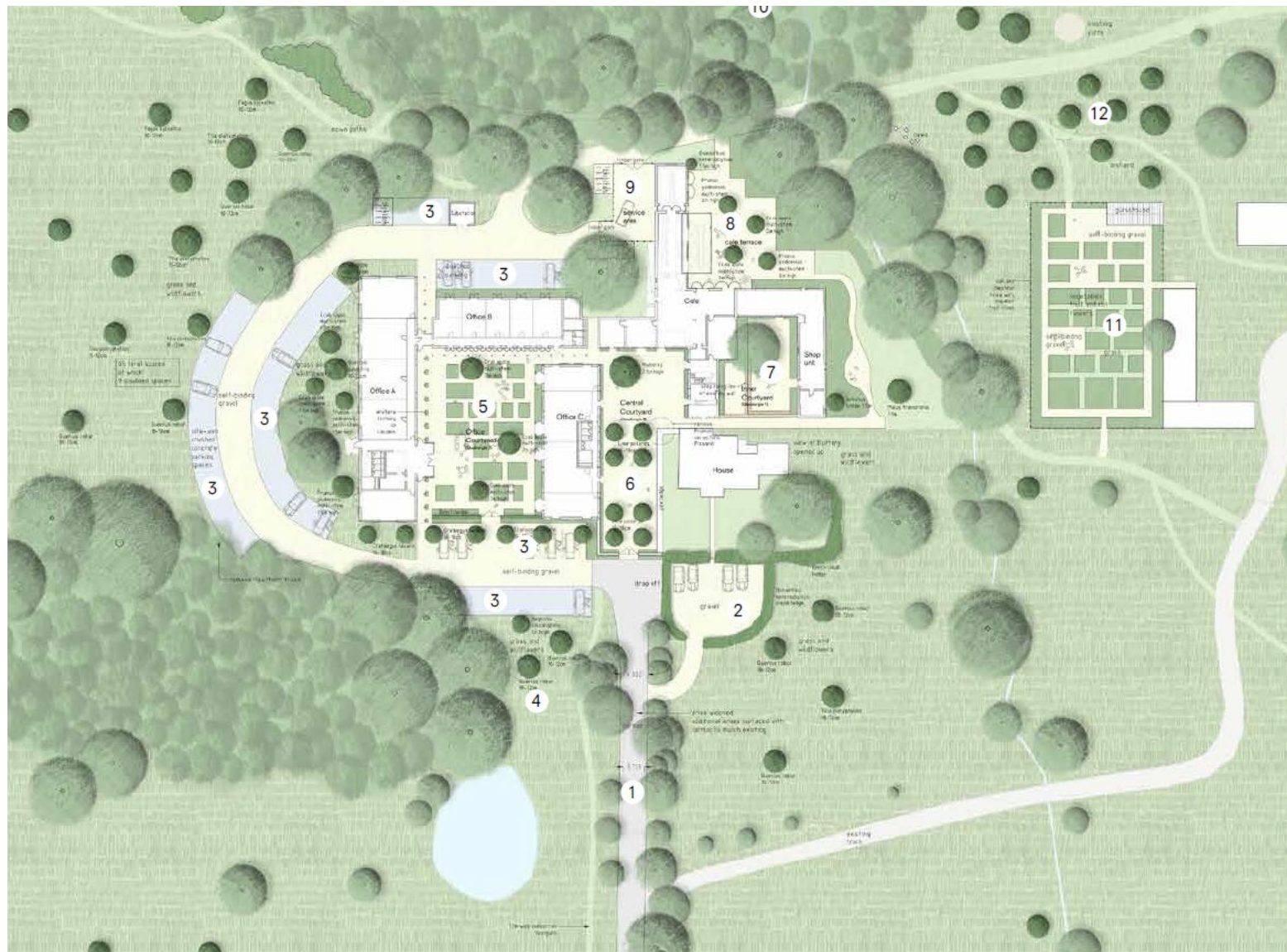
The vision for the scheme





The Landscape

An important part of this proposal is the landscaping scheme. The Estate is seeking to bring back some of the horticultural vibrancy lost to this area since most of the historic park became incorporated into the adjacent school. It is proposed that this will be achieved by the extensive landscaping plans designed by the local, garden designer Tom Stuart-Smith (creator of eight Gold Medal winning gardens at Chelsea Flower Show and three best in show awards).





The Benefits

Benefits of the proposal include:

- ✿ **Jobs** for local businesses; There is a significant shortage of office accommodation in Hertsmere particularly for SME's, start-ups sectors critical to employment growth.
- ✿ This proposal is a **unique office hub**, which offers high quality accommodation supported by high speed broadband and a range of supporting amenities designed to meet the demand from a post-Covid world who wish to work closer to home and in a landscape setting.
- ✿ The scheme also offers facilities for other local business particularly those who want a stimulation meeting location away from their normal base.
- ✿ The business facilities here are designed to appeal to the **creative business sector** and will complement the new Sky Studios investment as well as the current film and media businesses.
- ✿ The diverse range of **outdoor spaces** created by the innovative garden design will be a truly unique asset, not only for those who will work here but also for the public wishing use the café, function room or just wanting to explore the both the new gardens.
- ✿ The scheme will **re-instate the historic layout** of the model farm, significantly improve the setting of the listed farmhouse and dairy as well as the Registered Park.
- ✿ The proposals will also encourage accessibility into, and the public knowledge of, the once famous park and gardens of Aldenham House enabling them to appreciate local history as well as enjoy the spaces, footpaths and water features including the bridge over Tykes Water.
- ✿ The landscape scheme will also increase the range of **wildlife habitats** to encourage to significantly improve the level of biodiversity on site.
- ✿ The office hub is aiming to achieve an **excellent BREEAM rating**. In addition, the refurbished buildings will achieve an on-site CO2 reduction of 80% when compared to the existing structures and the new buildings will achieve a reduction of 62% when compared with a contemporary standard both contributing to Hertsmere's efforts to address the declared Climate Emergency.




Conclusion

In summary, the proposals for an office hub, with deli café, multi-purpose function room and substantial landscaping would be appropriate in its context and contribute towards the commercial requirements in Hertsmere. An allocation of the site as an office development would be appropriate and make efficient use of land.

The site is well located in relation to existing local services and facilities. We consider that the proposals outlined in this document provide a sustainable development opportunity for the borough to consider in the context of meeting its commercial land requirements and response to the current pandemic.





T: 01908 488793
M: 07387 283809

Regus House,
Fairbourne Drive,
Milton Keynes
MK10 9RG

www.warnerplanning.co.uk



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