

Hertsmere Borough Council
Local Development Framework

Employment Site Allocations Report

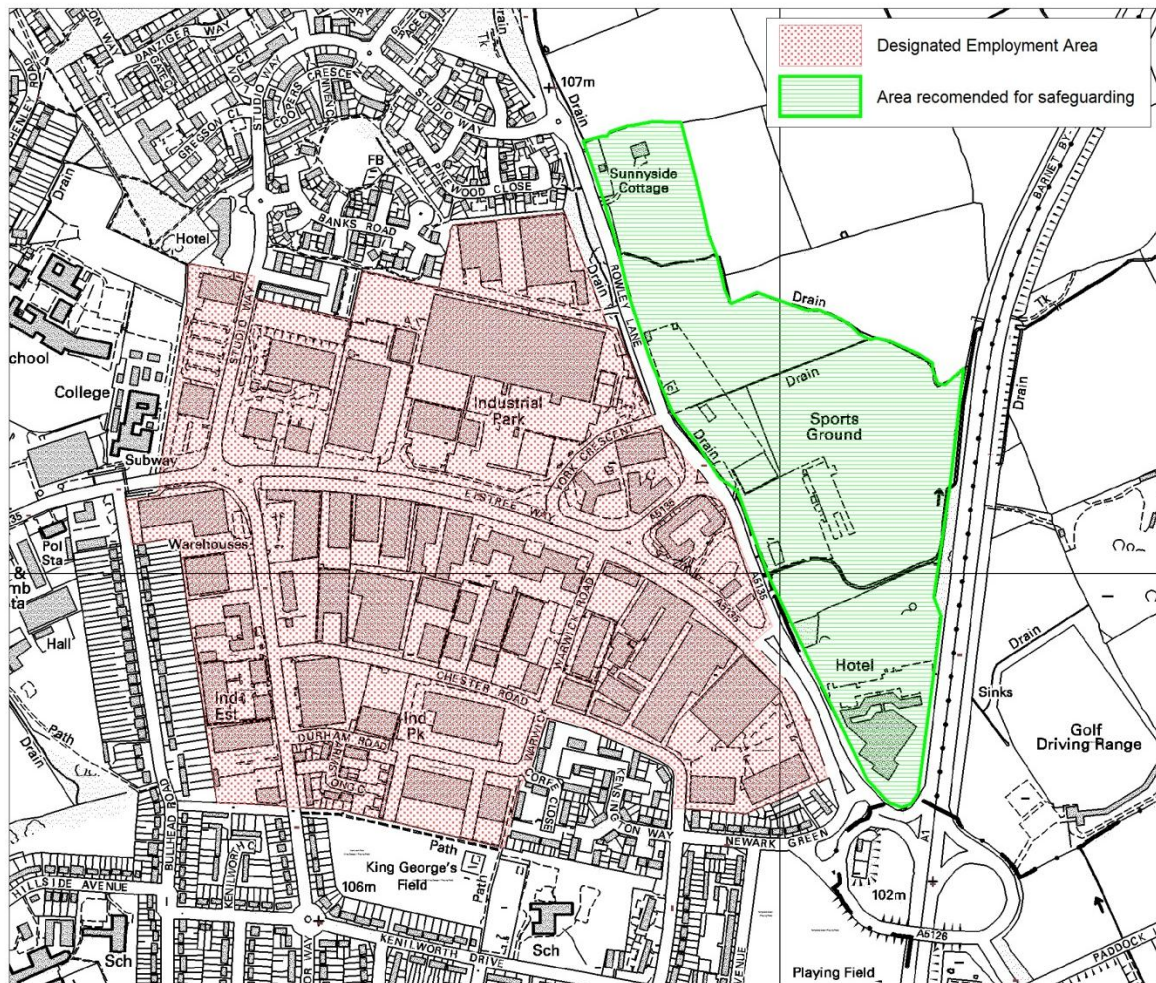
Addendum

February 2012

- a.1 This addendum is an update to the Employment Site Allocations Report, published November 2011. It is required on account of new information relating to the likely availability of land within the areas that were previously assessed in respect of their potential for allocation as safeguarded employment land. This information has come to light on account of representations made to the Council as a result of the Regulation 27 consultation on the Revised Core Strategy DPD.
- a.2 The representations included comments from the owner of the London-Elstree Holiday Inn site, which is located between the A1 and Rowley Lane, immediately adjoining the southern boundary of the area previously identified as suitable for safeguarding in the Employment Site Allocations Report (see paragraph 4.1.2 and appendix 4a). These representations expressed the view that this site should be excluded from the Green Belt.
- a.3 Previously the Holiday Inn site was not included as a part of the land recommended for safeguarding in the Employment Site Allocations Report. This was because it was not considered to be available. Now that the Council has been made aware that the owner of the site is considering options, which indicates that it may become available, it is considered that it should be included.
- a.4 The Holiday Inn site logically forms a part of identified land between the A1 and Rowley Lane. As such, this change would not materially alter the previous assessment of the land recommended for safeguarding (see Appendix 3 of the Employment Site Allocations Report). It should be noted that:
- The impact on the Green Belt would minimal, given that the site has been previously developed.
 - The site would benefit from a similar level of accessibility as the remainder of the land between the A1 and Rowley Lane.
 - The site has close proximity and good links to the strategic road network, as is the case with the land previously recommended for safeguarding.
 - Like the land to its north, small parts of the site are within a Flood Zone (as identified in the Council's Strategic Flood Risk Assessment). However, subject to a site specific Flood Risk Assessment, it is not thought that this would preclude its future redevelopment.
- a.5 On account of the above it is recommended that the London-Elstree Holiday Inn site should be included as a part of the land between the A1 and Rowley Lane to be considered for safeguarding. Figure a1 (below) shows a map of the revised area and should replace the map included as appendix 4a of the Employment Site Allocations Report. The total area of land available for safeguarding would now be 16.5 hectares, but the precise boundaries and parameters for development would need to be clarified in the Site Allocations DPD. Subsequent planning permission for the development of any part of the safeguarded land would only be granted following a review of the Site Allocations DPD and until such a time normal Green Belt policy would be expected to apply.

- a.6 It should be noted that a significant proportion of the amended area of identified land between the A1 and Rowley Lane (approximately 4.8 hectares, or 29% of the total area) has been previously developed. This previously developed section now forms a strip of land running alongside Rowley Lane, from its junction with the A1 and Elstree Way up towards the northern end of the currently designated Elstree Way Employment Area. Given that it would be most appropriate to develop areas of land that are closest to access points off of Rowley Lane and the existing Employment Area, it is recommended that any forthcoming policy in the Site Allocations DPD allocating safeguarded employment land clearly prioritises the development of land and buildings which have been previously developed over any sections of greenfield land.

FIGURE a1



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