

11 March 2021

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir or Madam,

Employment Land Call for Sites 2021

We write on behalf of my client, The Comer Group, who are owners of Rectory Farm, a substantial land holding to the east of Shenley.

Savills has previously submitted representations in respect of Comer Homes' wider land holding at Rectory Farm (21.5 hectares). The Promotion Document prepared as part of this is enclosed for background information.

We are pleased that Land east of Black Lion Hill (Rectory Farm) has been identified in the Council's Planning for Growth (2018) document as a potential development site with an estimated residential capacity of 370 homes (Reference S3) (although it is our view that the site can accommodate approximately 500 units). We note that not all of the sites will need to be allocated for development and are waiting for the Council to publish its preferred allocations.

In further assessing the site's potential, and in response to the Employment Land Call for Sites, Savills has identified an area of 3.2 hectares within the wider site which could come forward for employment uses as shown on the enclosed masterplan. This could come forward independently or as part of sustainable mixed use residential development of the wider site.

The Employment Call for Sites form has been duly completed and is enclosed. Further information on why the site should be allocated for employment use is provided below. There are no obstacles to development and the site is in single ownership.

Shenley

Shenley is identified in the Core Strategy as a "Service Village". Shenley has a range of shops and services that can provide for the day to day needs of local businesses.

Proposed Site

The site would fit well within the established grain of Shenley. As a result of the development of this part of Shenley originating from the former hospital site, there has been no development east of London Road. Therefore development could be accommodated on the east side of London Road without causing direct traffic generation through or loss of amenity to the rest of the village. It would lead to a more typical form of village development, with built form on both sides of the main carriageway through the village.

The site is well located for local facilities. It would be within easy walking distance of the existing local centre at Porters Park Drive and local bus stops. Shenley is served by two regular bus services; the 602 and 658. Both these services offer links to the nearby Thameslink stations at Radlett and Elstree & Borehamwood.

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Suitability of the Site for Employment

We have spoken to our business space agency colleagues who cover this area. The site has good access onto a main road and then good onward access to the strategic road network and M25. Accordingly, the site is considered to be in a good position that would be attractive to employment users and will provide greater opportunities for existing (and future) local residents.

It is in a sustainable location with easy access for future employees to Shenley and its varied facilities.

Due to the size of the site it offers a range of options and would be well suited to accommodate smaller units such as offices, workshops or light industrial uses that would be aimed at small to medium enterprises.

Visual Impact

The proposed site is within the least sensitive part of Shenley. Development here has little direct effect on existing residential properties. The site falls within an area of poor landscape, whereas potential sites to the south of Shenley fall within the more sensitive High Cannons Landscape Character Area, which is more sensitive to change.

It avoids the Conservation Area that is at the core of the original Shenley village. It also avoids the potential for merging with Radlett or Borehamwood (to the west and south).

It is clear therefore that development on this site can be readily accommodated within the landscape.

Highways, Flood Risk Drainage and Utilities

Appendix 3 of the Promotion Document (enclosed) submitted in respect of the wider development site contains a Highways, Flood Risk, Drainage and Utilities Note. It finds that there are no technical reasons why the site should not be an appropriate and deliverable allocation. There appears to be appropriate utilities capacity in the locality.

Access to the site is proposed to be via the existing roundabout at Porter Park Drive. The roundabout is at present a standard mini roundabout. The access to the site would include the improvement of this to a standard roundabout, increasing the theoretical capacity and offering a betterment to the existing situation.

The site is in a sustainable location, and offers access to both everyday facilities and opportunities further afield. The site is served by frequent public transport.

The site is entirely within Flood Zone 1 (low risk), with less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). In accordance with Table 3 of the Planning Practice Guidance, residential dwellings are considered to be an appropriate form of development within Flood Zone 1.

The anticipated ground conditions should support the use of infiltration drainage which will significantly reduce the peak rate and volume of runoff from the site, actively reducing downstream flood risk.

The site would deliver best practice SuDS for the management of runoff, throughout the developments 100 year lifetime, whilst also taking account of the impacts of climate change and seeking to reduce flood risk elsewhere.

The site also benefits from having existing electricity services which can be utilised to provide future connectivity, without the need for any off-site disruption and is also located in close proximity to Affinity Waters' 9" distribution main and Cadent Gas Ltd's medium pressure gas main (both beneath Black Lion Hill).

Summary

This is a sustainable site in a single ownership, which could make a meaningful contribution to meeting the Council's employment needs.

Its location alongside Shenley and off a main road make it entirely appropriate for employment uses. It should therefore be allocated either independently or as part of sustainable mixed use development of my client's wider land ownership.

We look forward to hearing from you but in the meantime, please do not hesitate to contact me should you have any queries.

Yours sincerely

A handwritten signature in grey ink that reads "Cmason".

Catherine Mason
Associate Director