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**Kendall Hall Farm, Watling Street, Aldenham,  
Radlett, Herts WD7 7LH**

Report to:

**Deloitte**

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## 1. Background

- 1.1 The site comprises a selection of agricultural buildings and land that make up the former Kendall Hall Farm complex. It should be noted that the main farmhouse is excluded from the UKLI land holding, having been sold to a third party.
- 1.2 The site is accessed by a driveway shared with the Hertsmere Jewish Primary School and the Radlett Preparatory School.
- 1.3 Radlett is located on the Thameslink Bedford to London Kings Cross line.

## 2. Address

- 2.1 Kendall Hall Farm, Watling Street, Aldenham, Radlett, Herts WD7 7LH.

## 3. Property Description & Current Lawful Use

- 3.1 The full site extends to approximately 101 acres of agricultural land.
- 3.2 The site comprises a number of dilapidated agricultural sheds, cattle shelters open sided stores located east of the main farmhouse.
- 3.3 Also on the site are a number of buildings, which are not within the ownership of UKLI. These comprise:
  - The main farmhouse
  - A timber framed barn
  - Cedar chalet (a mobile home with a bricked permanent foundation).
- 3.4 The land is in mixed agricultural use, with both arable fields/meadow and grazing land.
- 3.5 Access to the southern plot is via a gated entrance at the head of the shared driveway (which provides access to the adjoining primary school). Access to the northern land is possible from the south via the farmyard or from the north via a track shared with Network Rail, who have an electrical substation and communications equipment located next to the Thameslink railway line.
- 3.6 The lawful use of the site is agricultural.

## 4. Planning History

- 4.1 We include below a schedule of planning applications relating to the barn and chalet/mobile home. There is no planning history relating to land in the ownership of UKLI.

Planning Application Reference	Description of Development	Address	Decision
TP/00/1078	Change of use of barn to form residential accommodation, including elevational alterations and single storey extension.	Kendal Hall Farm, Watling Street, Radlett, Hertfordshire, WD7 7LH	Granted - 12/12/2000
TP/07/2152	Use of existing property as a single dwelling house (Certificate of Lawfulness for Existing Use).	Cedar Chalet, Kendal Hall Farm, Watling Street, RADLETT, WD7 7LH	Grant Certificate – 26/03/2008

- 4.2 The application for the certificate of lawfulness at Cedar Chalet to confirm the lawful residential use of the property was submitted by UKLI. This gave the opportunity for individual resale of the property, outside the wider agricultural use of the site.

## 5. Planning Opportunity (Policy Review)

### Regional/Strategic

- 5.1 The area of Hertfordshire falls within the remit of the East of England Plan and Hertfordshire County Council Structure Plan (adopted April 1998).

### Local

- 5.2 The site falls within Hertsmere Borough Council, where the saved policies of the Local Plan (adopted May 2003), form the statutory plan for this area.

### Land Use Designation

- 5.3 The site is wholly within and surrounded by Green Belt. In addition a strip of land running adjacent (south) of the shared driveway is identified as a '*Site of Importance for Nature Conservation/wildlife*'.
- 5.4 The site does not fall within a Conservation Area. The adjacent Radlett Preparatory School is a Grade II listed building.
- 5.5 There are no Tree Preservation Orders on the site.
- 5.6 No Article 4 directives have been implemented on the site.

### Green Belt

- 5.7 80% of Hertsmere is located in the Green Belt.

- 5.8 National Planning Policy attaches great importance to the protection of the Green Belt. The fundamental aim of which, as set out in Planning Policy Guidance note 2 (PPG2), is to prevent urban sprawl by keeping land permanently open.
- 5.9 Green Belt designation is taken seriously as part of planning policy and there is a clear presumption against inappropriate development in the Green Belt. National Policy contained in PPG2 sets out forms of appropriate development and states that only in very special circumstances will inappropriate development be justified.
- 5.10 Appropriate development is identified as agricultural/ forestry uses, new buildings to provide essential facilities for outdoor sport or recreation, cemeteries or limited extension to existing dwellings. It is important to note that all other forms (i.e. including residential) are judged inappropriate and will normally be resisted as a matter of principle.
- 5.11 Policy C1 of the Local Plan states that in accordance with the advice in PPG2, there is a presumption against inappropriate development in the Green Belt. It is important that development in the Green Belt does not prejudice the purposes of including land in it, or detract from the visual amenity or openness of it. If a proposal is considered acceptable in terms of Policy C1 it will then be assessed against the criteria set out in Policy C4.
- 5.12 Policy C4 states that particular regard will be paid to the following criteria when considering proposals for development in the Green Belt;
1. *Developments should be located as unobtrusively as possible and advantage should be taken of site contours, landscape features, etc. to minimise the visual impact. buildings should be grouped together and isolated buildings in the countryside should be avoided;*
  2. *Wherever possible, developments should use materials which are in keeping with those of the locality;*
  3. *The scale, height and bulk of the development should be sympathetic to, and compatible with, its landscape setting and not be harmful to the openness of the Green Belt;*
  4. *Existing trees, hedgerows and other features of landscape and ecological interest should be retained and be reinforced by additional planting of native species or other appropriate habitat enhancement in order to enhance the character and extent of woodland in the Community Forest; and*
  5. *Account will be taken of any lost contribution to farm economics and management, with a strong presumption against development which would fragment farm holdings.*
- 5.13 The demonstration of 'exceptional circumstances' in order to override the Green Belt designation and achieve development other than for appropriate uses, requires support at national, regional and local level to prove a strong case that the site provides an appropriate location for the development and that no alternative site exists that would not require the development to be placed within the Green Belt.
- 5.14 Green Belt release and its requirement to meet housing needs and growth aspirations has been considered at a strategic level and is not considered necessary in the short to medium term in Hertsmere.
- 5.15 The release of Greenfield/Green Belt land for any new development may only be sought later in the plan period if absolutely necessary to accommodate any balance of housing which

cannot be accommodated on previously developed land within existing built up areas. Any Green Belt releases required where relevant or necessary will be focused on sites within identified areas of search as shown on the key diagram. These areas of search are focused on land to the east of Borehamwood and the west of Potters Bar. The UKLI land is not an area identified for green field/green belt release.

## Housing Requirement

- 5.16 The East of England Plan (RSS) requires Hertsmere to deliver land for 4,200 homes in the period 2001-2021 at an average of 210 units per annum. Following an Examination in Public (EiP) into the RSS between November 2005 and March 2006, the Panel report recommended that this target be increased to 5,000 net additional dwellings in the period 2001 to 2021, an average of 250 homes a year.
- 5.17 The Hertsmere Borough Council Urban Capacity Study 2006 sought to identify the Borough's Urban Capacity and establish the number of homes required over the period 2006-2021 in order to meet emerging regional housing targets. The Draft Regional Spatial Strategy for the East of England (RSS) was published in December 2004 and contained a target for Hertsmere to provide 4,200 net additional dwellings in the period 2001 to 2021. Following an Examination in Public (EiP) into the RSS between November 2005 and March 2006, the Panel report recommended that this target be increased to 5,000 net additional dwellings in the period 2001 to 2021, an average of 250 homes a year.
- 5.18 The study, based on the 4,200 target figure, focuses upon delivery of housing in Hertsmere's principal settlements of Borehamwood, Bushey, Potters Bar and Radlett along with part of Elstree village, which are all excluded from the Green Belt designation which covers much of the Borough. There may be a requirement for future release of Greenfield land to meet growth targets, but the Kendal Farm land has not been identified as a potential location.
- 5.19 The emerging Core Strategy sets out guidance in relation to housing delivery.
- 5.20 Policy CS1 The location and supply of new homes states that;

*The Council will make provision for new homes in accordance with any obligations imposed in RSS14 and in providing for the new homes and identifying new locations for development, the Council will take account of:*

- i) environmental constraints and compliance with the key environmental policies set out in the Core Strategy (including Policies CS11, CS12 and CS14)*
- ii) the density of the surrounding area*
- iii) the need to retain existing housing*
- iv) the need to locate new development in the most accessible locations*
- v) the settlement hierarchy identified in the Hertsmere Core Strategy*
- vi) the need to focus development within the boundaries of existing built-up areas.*

5.21 This draft policy firmly sets out that development will be directed to existing settlements with good accessibility. Borehamwood and Potters Bar are placed at the very top of the settlement hierarchy because they are the two largest centres for employment and service provision.

5.22 Policy CS2 considers housing beyond existing built up areas, and states that:

*“Changes to the boundaries of the existing built up areas to accommodate up to 460 new homes will be focused on sites to be identified through the Site Allocations DPD, broad locations for which are shown on the Key Diagram. The identification of individual sites will be based on a range of criteria including (but not restricted to):*

- i) Air quality*
- ii) Noise*
- iii) Transport impact*
- iv) Flood risk*
- v) Nature conservation value*
- vi) Landscape conservation value*
- vii) Agricultural land quality*
- viii) Accessibility to and capacity of public transport and essential services*
- ix) The extent of previously developed land on the site.”*

5.23 It is not anticipated that the site at Kendall Farm could only be appropriately pursued for release from the Green Belt. Neither is it likely to meet the assessment criteria required under this policy to allow its identification as a suitable site for future housing development.

5.24 The Core Strategy emphasises that the release of green field, Green Belt land for any new development may only be sought later in the Plan period if absolutely necessary to accommodate any balance of housing which cannot be accommodated on previously developed land within existing built up areas. Any Green Belt releases required where relevant or necessary will be focused on sites within identified areas of search subject to the criteria of Policy CS2 as. These areas of search are focused on land to the east of Borehamwood and the west of Potters Bar. The UKLI land is not an area identified for green field/Green Belt release, neither is it considered appropriate to pursue its release, as it is unlikely to be achievable.

## **6. Review of Previous Commentary**

### **RD Planning and Land Report 2008**

6.1 The site is not identified within the A-C categories, which are considered to be sites with potential for redevelopment.

6.2 The report confirms that due to its Green Belt location, there is no realistic prospect of securing an allocation of the site for development. It is considered that land could be divided into paddocks, and the existing agricultural stores/shelters upgraded and used for storage.

6.3 The report explains that land has been sold to Radlett Preparatory School as for school playing fields.

- 6.4 It is understood that planning permission has previously been granted for conversion of the barn for residential use. However this has expired (December 2005). It should be noted that since publication of this report, the barn has been sold to a third party.
- 6.5 It is considered that an application could be made to demolish and rebuild Cedar Chalet as a residential unit (it is currently a mobile home, albeit one, which has been anchored to a raised brick foundation). Its lawful use as residential was confirmed by CLEUD in 2008.
- 6.6 We agree with these potential development opportunities.

### **Cluttons Report, May 2008**

- 6.7 The report states that the timber framed barn and workshop is in the process of being sold to a third party with contracts exchanged for £625,000.
- 6.8 There is no recommendation for development or alternative use of the other land.

### **Savills Report - March 2006**

- 6.9 The Savills report sets out in detail descriptions of all buildings located on the site. However it specifically mentions buildings which are no longer in the ownership of UKLI i.e. the main farmhouse, chalet bungalow (mobile home), traditional barn buildings and stable complex. These buildings are shown as 'white' on the UKLI site plan, indicating that they have been transferred into the ownership of third parties.
- 6.10 There is no identified development for the remainder of the site in the ownership of UKLI.

## **7. Development Potential**

- 7.1 A large proportion of the site (44 acres) has been retained by UKLI, therefore there is some possibility for resale of this land.
- 7.2 We have identified that the site lies outside the identified settlement boundary of Radlett and is wholly washed over by Green Belt as identified within the Local Plan.
- 7.3 The development potential of this site is considered on the basis of the stringent guidance relating to development in the Green Belt. The Green Belt designation means that the Council will apply a general presumption against development, but permission may be given for development reasonably required for agricultural/forestry uses or new buildings to provide essential facilities for outdoor sport, recreation, cemeteries, or limited extension of existing dwellings.
- 7.4 The area has a rural/agricultural character and can be considered to be open countryside, therefore any redevelopment proposals would need to be carefully considered in this context.
- 7.5 The most likely preferred option for the site is to upgrade the existing buildings to allow their continued use for agricultural purposes, however, it is our understanding that these buildings fall outside the current ownership of UKLI. The extent and nature of works to the buildings would be subject of discussion with the planning authority. The remainder of the site is likely



to remain in agricultural use. It may be possible to diversify the use of the agricultural buildings, for example; for stabling, in which case associated areas of land may potentially be used for paddocks.

- 7.6 Consideration should also be given to the potential for resale of some areas of the site to the adjoining school for some small scale extension to the school or associated playing fields or recreational facilities.
- 7.7 The housing supply situation as identified in the 2006 Urban Capacity Study indicates that Hertsmere have sufficient supply of housing land sourced from land within existing settlements and Brownfield sites not to have to rely on Greenfield land releases or land releases from the Green Belt to meet this requirement in the short term. Where there may be a longer term requirement, potential sites/areas have been identified, which do not include areas around Kendall Hall Farm. We do not consider this to be suitable due to its isolated location. There is not scope to pursue this site for alternative development at present.
- 7.8 There is potential to sell additional land to the Jewish Primary School or Radlett Preparatory School. This could facilitate extension of the Jewish Primary School, the principle of which has been accepted by officers at Hertsmere Council.

### **Summary**

- 7.9 There is very limited scope for the release of Green Belt land for housing development.
- 7.10 There is potential to upgrade the agricultural buildings to provide for enhanced agricultural or equestrian use.
- 7.11 There is potential to sell additional land to the Jewish Primary School or Radlett Preparatory School. This could facilitate extension of the Jewish Primary School, the principle of which has been accepted by officers at Hertsmere Council.