



**Housing and Economic Land Availability Assessment
Local Plan Call for Sites 2016
Site Questionnaire**

Hertsmere Borough Council is currently reviewing its Housing and Economic Land Availability Assessment (HELAA) to identify land available for potential future housing and economic development sites up to 2031 in order to inform the preparation of its new Local Plan.

To assist the Council in determining whether sites are potentially available, suitable or achievable for housing (including for Gypsy and Traveller pitches) or economic development, please complete and return this questionnaire. All sites submitted should be capable of delivering five or more dwellings, or economic development on sites of 0.25ha or 500m² of floorspace and above. Completed questionnaires can be returned using one of the following methods:

By Email (preferred): local.plan@hertsmere.gov.uk

By Post: Planning Policy and Transport Team, Civic Offices,
Elstree Way, Borehamwood, WD6 1WA

**Please use a separate form for each site submitted and
include a plan clearly identifying in red the site boundary.**

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 the 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:

Hertsmere Borough Council

Address:

Civic Offices , Elstree Way

Postcode:

WD6 1WA

Tel No:

0208 8027 2277

Email Address:

Asset.management@hertsmere.gov.uk

Agent's Details: (if applicable)

Name:

Asset Management , Hertsmere Borough Council

Address:

Civic Offices , Elstree Way

Postcode:

WD6 1WA

Tel No:

0208 8207 2277

Email Address:

[Click here to enter text.](#)

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:

Bushey Country Club , High Street , WD23 1TT

OS Grid Reference (if known):

TQ134951

Site Area (Hectares):

21 h

Land ownership (if you are not the owner):

[Click here to enter text.](#)

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Until 1 April 2018 the site was occupied by Bushey Golf Course and Country Club, Hertsmere Council's Bushey neighbourhood office and a community centre. The only remaining uses on the site are now the community centre and a car wash operation.

b) When did this use commence?

The golf course was established in 1980 and the Community Centre was constructed in 1999

c) What was the site used for prior to the current use?

Not known

d) 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.

Hertsmere Leisure Trust operate the community centre on behalf of the council. The car wash operator holds a licence from the council.

e) Please describe the overall level of occupancy:

f) What is the proposed use of the site? (i.e. residential (please indicate type if known – eg market, affordable, specialist, gypsy/traveller), employment, mixed

use)

Previously developed part of the site to be considered for mixed use.
Consideration to be given to new open space/ parkland allocation and other associated development opportunities on remaining land.

g) Does the site currently have planning permission and if so, would this form the basis of what you intend to deliver on the site?

No

h) 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?(Please select the option that applies)

Unknown

On what grounds is this assessment based?

[Click here to enter text.](#)

5. ECONOMIC VIABILITY

a) Has there been interest in the site from any other developer?

Yes

No

b) Has a developer or you already taken steps toward developing the site for housing? (If yes, please give details)

Yes

[Click here to enter text.](#)

No

c) How many dwellings might you/the developer wish to build on the site, if known?

(Please give details)

Not known

6. SITE CONSTRAINTS (Please give as much detail as possible if any of the following affect the site)

<p>a) <i>Contamination/pollution issues (previous hazardous land uses)</i> Click here to enter text.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>b) <i>Environmental issues</i> (e.g. <i>Tree Preservation Orders, SSSIs</i>) TPOs in place on the site TPO/17/2007</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>c) <i>Flood Risk</i> Click here to enter text.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>d) <i>Topography affecting site (land levels, slopes, ground conditions)</i> Sloping site</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>e) <i>Utility Services (access to mains electricity, gas, water, drainage etc)</i> Click here to enter text.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>f) <i>Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)</i> Under investigation</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>g) <i>Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</i> Click here to enter text.</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> Click here to enter text.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>h) <i>Any other constraints affecting the site</i> Green Belt. Site adjoins Bushey High Street Conservation Area, grade II listed Bushey House, 67-75 High Street, locally listed 61 High Street, area of archaeological interest, and St James Churchyard local wildlife site.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

7. ADDITIONAL INFORMATION

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

Yes

Click here to enter text.

No

If you require any further assistance completing this form please contact the Planning Policy and Transport team on 020 8207 2277. Alternatively email local.plan@hertsmere.gov.uk.