



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: MR JOHN NOBLE

Address:

Postcode:

Tel No:

Email Address:

Agent's Details: (if applicable)

Name: N/A

Address:

Postcode:

Tel No:

Email Address:

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: FIELD ADJACENT TO
52 HARRIS LANE, SHENLEY, RADLETT, HERTS
WD7 9EG

OS Grid Reference (if known):

Site Area (Hectares): 1.704

Land ownership (if you are not the owner):

OWNED BY MR JOHN NOBLE

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

GREEN BELT LAND. - USED AS A FIELD

b) When did this use commence?

HAS BEEN USED AS A FIELD FOR AT LEAST
LAST 30 YEARS

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

N/A

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.

N/A

e) Please describe the overall level of occupancy:

N/A

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)

RESIDENTIAL OR OTHER USE

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

a) When do you consider the site will be available for development? (Please select the option that applies)

- Within 5 years
- Within 6 – 10 years
- Within 11-15 years
- Unknown
- No current plans to convert existing buildings or redevelop the site

b) On what grounds is this assessment based?

PREFERENCE OF THE OWNER

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

- No

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

30 DWELLINGS OR OTHER USE

6. SITE CONSTRAINTS (Please give as much detail as possible if any of the following affect the site – please continue on additional sheets if necessary)

<p>a) Contamination/pollution issues (previous hazardous land uses)</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>b) Environmental issues (e.g. Tree Preservation Orders, SSSIs)</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>c) Flood Risk</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>d) Topography affecting site (land levels, slopes, ground conditions)</p> <p>THERE IS A SLIGHT SLOPE FROM THE ROAD TO THE BOTTOM OF THE FIELD</p>	<p>Yes <input type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p>e) Utility Services (access to mains electricity, gas, water, drainage etc.)</p> <p>THERE IS A SMALL PILON IN THE POSITION MARKED WITH A X ON THE MAP</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p>f) Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>g) Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</p> <p>If no please provide details of how the site could be accessed. (Without this information the site will not be considered to be deliverable).</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>

h) Any other constraints affecting the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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7. ADDITIONAL INFORMATION

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

No

Yes

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