



Employment Land Call for Sites 2021 Site Questionnaire

Hertsmere Borough Council is currently identifying land available for potential future economic development over the next 15 years to inform the preparation of its new Local Plan.

To assist the Council in determining whether additional sites are potentially available, suitable, or achievable for economic development, please complete and return this questionnaire. All sites should be at least 0.25ha in size or capable of accommodating 500m² of floorspace and be for uses that support economic development, in the form of offices, industrial, storage and distribution and other employment activities which are currently defined in [Policy CS10 of our Core Strategy](#).

Completed questionnaires should be returned by email to local.plan@hertsmere.gov.uk. If you are sending large attachments, please either send the information in separate emails which do not exceed 10mb in size or if this is not possible, you should use our secure file transfer site. Details of this are available on request.

Please use a separate form for (1) each site submitted and (2) each land use or proposal. You should also include a plan clearly identifying the site boundary in red. Further information is available in our FAQs.

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 this process, including through any update of the Housing and Economic Land Availability Assessment (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:

[Redacted Name]

Address:

[Redacted Address]

Postcode:

Tel No:

Email Address:

Agent's Details: (if applicable)

Name:

[REDACTED]

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel No:

[REDACTED]

Email Address:

[REDACTED]

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:

Land east of Rowley Lane, Borehamwood

OS Grid Reference (if known):

TQ210973

Site Area (Hectares):

15 hectares

Land ownership (if you are not the owner):

N/A (as above).

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Open land.

b) When did this use commence?

N/A

c) Please describe the extent of any existing buildings on the site

N/A

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

N/A

e) 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

f) Please describe the overall level of occupancy:

N/A

g) What is the proposed use(s) of the site?

Employment/film and TV studio development. The site is identified as being potentially suitable for a range of employment uses (Use Classes B1/B2/B8) in the South West Hertfordshire Economic Study Update (2019). The site would form a natural extension to the Elstree Way Employment Area and the clustering of other film & TV studios in the local area which includes the Sky Studios Elstree scheme (which is currently under construction), Elstree Studios and the BBC Studios.

h) Should the site be allocated as employment land in the Local Plan, what is the name of the business(es) or organisation(s) which would occupy the premises which are subsequently built?

Not known at this stage.

i) 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.

j) If the site has a recently lapsed planning permission

(i) please clarify why the permission has been allowed to lapse
Planning permission ref. 14/1735/OUT for proposed Centre of Sporting Excellence not implemented.

and

(ii) do you intend to reapply for a similar scheme which delivers the same amount of development?

No.

4. TIMESCALE

When do you consider the site will be available for development?

Within 5 years

On what grounds is this assessment based?

The site is under the same management as the adjoining Sky Studios Elstree site. It is undeveloped land and there are no significant constraints to development. Access can be achieved from Rowley Lane. As noted in the South West Hertfordshire Economic Study Update (2019), the site is potentially suitable for Class B1/B2/B8 development.

5. ECONOMIC VIABILITY

a) *Has there been interest in the site from any other developer and/or site occupier?*
☒ Yes
☐ No
 If Yes, please provide additional details:
 L&G continues to work very closely with Sky who supports the allocation of the site to the north of their site for additional TV and film studio development and agree the need case is clear.

b) *Has a developer or you already taken steps toward bringing forward the site for economic development? (If yes, please give details)*
☒ Yes
 Representations were made in December 2018 to the 'Potential sites for housing and employment' document.
☐ No

c) *How many permanent jobs might be created as a result of development of the site*
 This depends on the type and scale of development. If a similar scheme to the Sky Studios Elstree development were to be provided on the site, operational job creation is likely to be at least 1,000 FTE jobs. In addition to this, employment would be generated during the construction phase.

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> There are no known contamination/pollution issues which would be a constraint to development. The Environmental Statement which accompanied the Sky Studios Elstree planning application (ref. 20/0315/FULEI) included a chapter on ground conditions. This concluded that, subject to the implementation of recommended mitigation measures, all effects would be negligible and insignificant.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>b) <i>Environmental issues (e.g. Tree Preservation Orders, SSSIs)</i> No known environmental issues. As noted in the accompanying submission, the site is currently designated as Green Belt land.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>c) <i>Flood Risk</i> The site contains limited areas that are designated as Flood Zone 3 according to the EA 'Flood map for planning'. It is anticipated that through flood mitigation measures and the use of Sustainable Urban Drainage Systems (SuDS), the flood risk from the limited areas within Flood Zone 3 can be mitigated.</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

<p>d) <i>Topography affecting site (land levels, slopes, ground conditions)</i> The site is generally flat.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>e) <i>Utility Services (access to mains electricity, gas, water, drainage etc)</i> There are no constraints to providing utility infrastructure including electricity, gas, potable water, public surface water and foul water sewers and telecommunications to the site. New development could also be integrated with the utilities and services being provided for the neighbouring Sky Studios Elstree development.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<p>f) <i>Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)</i> No known legal issues.</p>	Yes <input type="checkbox"/> No <input checked="" 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> Access is available via Rowley Lane.</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> N/A</p>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<p>h) <i>Any other constraints affecting the site</i> No other known constraints.</p>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

7. ADDITIONAL INFORMATION

a) *What planning reports and other technical information is currently available to support your promotion of the site? (please attach all reports and surveys which are available)*

Please refer to the accompanying Call for Employment Sites submission, prepared by Lichfields.

b) *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 Strategy Team at local.plan@hertsmere.gov.uk.