



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]

Address:

[REDACTED]

Postcode:

[REDACTED]

Tel No:

[REDACTED]

Email Address:

[REDACTED]

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 at and adjacent to Mercure Hotel, A41 Bypass, Watford, Hertfordshire, WD25 8HF

OS Grid Reference (if known):

TQ 14300 96735

Site Area (Hectares):

6.71

Land ownership (if you are not the owner):

Regen Properties LLP's Ownership & control

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Hotel, with associated hardstanding, car parking, sports pitches. The site also has an implemented permission for a 9 hole golf course, tennis courts and club house

b) When did this use commence?

Approx. mid 1930s

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

Two and three storey substantial hotel buildings with associated structures and hardstanding

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

Leisure Club

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.

[Click here to enter text.](#)

f) Please describe the overall level of occupancy:

Will be vacant from end of 2021/ early 2022

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

Employment - The proposed use of the site is B8 with ancillary B1 office accommodation

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?

Regen Properties LLP is in advanced discussions with several potential occupiers/operators

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?

N/A

j) 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?

Within 5 years

On what grounds is this assessment based?

The site is within Regen Properties LLP's ownership and control. A significant amount of preparation has already been undertaken. We have had an initial pre-application with the Council, and have undertaken a substantial amount of the technical work required to support the planning application. The hotel is due to close, late 2021/early 2022 and the site will be available for redevelopment early in the new plan period, if not before.

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:

There has been substantial interest from both global and national occupiers/operators.

b) Has a developer or you already taken steps toward bringing forward the site for economic development? (If yes, please give details)

☒ Yes

We have ongoing pre-application discussions with the Council.

☐ No

c) How many permanent jobs might be created as a result of development of the site

Up to 520 – see supporting Lichfield Report

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

a) Contamination/pollution issues (previous hazardous land uses) None	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b) Environmental issues (e.g. Tree Preservation Orders, SSSIs) None	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c) Flood Risk A small area of flood zone 2. Our proposal is located outside flood zone area. In addition the proposed use is identified as a less vulnerable use in the NPPF.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
d) Topography affecting site (land levels, slopes, ground conditions) The site has a slight drop to the rear. The proposal seeks to lower the ground level of the site.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
e) Utility Services (access to mains electricity, gas, water, drainage etc) The site is connected to all services	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
f) Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site) None	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

<p><i>g) Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</i> <i>The site has established access arrangements.</i></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><i>h) Any other constraints affecting the site</i> Click here to enter text.</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)

Masterplans – UMC; Economic Benefits Assessment – Lichfields; Landscape Visual Overview – CSA Environmental; Ecology Overview- CSA Environmental; Aboricultural Assessment – DCCLA; Flood Risk and Drainage Appraisal, EAS; Transport Review – EAS; Desk Based Phase 1 Environmental Site Assessment – TRC; Market Report – Knight Frank; Justification Statement – Warner Planning.

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.