



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:

████████████████████

Address:

██████████

Postcode:

██████████

Tel No:

██████████

Email Address:

C/O Agent

Agent's Details: (if applicable)

Name:

██████████

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:

Land at Rectory Farm, north east of Shenley

OS Grid Reference (if known):

[Click here to enter text.](#)

Site Area (Hectares):

3.2 ha

Land ownership (if you are not the owner):

Comer Homes wholly own the site

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Vacant open land

b) When did this use commence?

[Click here to enter text.](#)

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.

[Click here to enter text.](#)

f) Please describe the overall level of occupancy:

[Click here to enter text.](#)

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

Employment, either independently or as part of mixed used redevelopment of wider site for residential

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. The site has the potential to accommodate a number and range of businesses.

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. If the site is allocated, a planning application will then be prepared.

j) If the site has a recently lapsed planning permission

(i) please clarify why the permission has been allowed to lapse

[Click here to enter text.](#)

and

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

[Click here to enter text.](#)

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 vacant and available for development immediately. It is in single ownership and can come forward straight away.

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:

The site has not been marketed for employment use. This is premature at this stage as an allocation (or draft allocation) would need to be in place.

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

Yes

See above. The owner will take further steps once the outcome of the selection process is known.

No

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

We do not have a precise figure at this stage but as the site is 3.2 ha it could deliver a significant number of jobs

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)*

Click here to enter text.

Yes

No

b) *Environmental issues*

(e.g. Tree Preservation Orders, SSSIs)

Click here to enter text.

Yes

No

c) *Flood Risk*

Click here to enter text.

Yes

No

d) *Topography affecting site (land levels, slopes, ground conditions)*

Click here to enter text.

Yes

No

e) *Utility Services (access to mains electricity, gas, water, drainage etc)*

Click here to enter text.

Yes

No

f) *Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)*

Click here to enter text.

Yes

No

| | |
|--|---|
| <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> 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> | <p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p> |
| <p><i>h) Any other constraints affecting the site</i> Click here to enter text.</p> | <p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> |

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 see attached Promotion Document previously submitted for the wider site which includes a Note on Highways, Flood Risk, Drainage and Utilities. This form should also be read in conjunction with the supporting covering letter.

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.