



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:

[Click here to enter text.](#)

Email Address:

Click here to enter text.

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:

Bushey Car Boot Sale Site, Land of north side of Little Bushey Lane and Jct of Hartspring Lane, Bushey WD23

OS Grid Reference (if known):

55.661391, -0.363057

Site Area (Hectares):

3.9

Land ownership (if you are not the owner):

Lindhill Properties on behalf of landowner

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Undeveloped, but occasional car boot sale use

b) When did this use commence?

unknown

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

none

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

none

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, ideally data storage centre given unique characteristics of site for

this use

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?

Unknown at this stage, but a number of data storage companies interested

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

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 immediately available and could be brought forward immediately through a planning application and delivered immediately to meet acute demand for data storage in this location

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:

A number of data storage specialists are known to be interested in the site

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

☒ Yes

Initial discussions have taken place about the potential for a planning application, pending decisions taken on Local Plan spatial strategy

☐ No

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

Direct job growth is more limited through a data storage centre use, but the infrastructure would serve as a catalyst for significant job growth in the area in a number of sectors. Were the site to come forward for more conventional employment, it is envisaged that job generation would be between 20 and 200 persons

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*

Northern part of the site is affected by Flood Zone 2/3 designation. Only blue and green infrastructure would be sited within the flood zone.

Yes ☒

No ☐

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

The site slopes away at the northern edge of the site, but this area is not proposed for built development. The rest of the site is generally flat and readily developable

Yes ☒

No ☒

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

relevant utility infrastructure can be provided from the adjoining Little Bushey Lane and Hartspring Lane, including EU Networks long-haul cabling under Little Bushey Lane to serve a data storage centre

Yes ☒

No ☐

<p><i>f) Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)</i></p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<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> Existing access point onto Little Bushey 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> Click here to enter text.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p><i>h) Any other constraints affecting the site</i> electricity pylons through the site with e/w orientation, but significant developable area remains available and suitable for economic development</p>	<p>Yes <input checked="" type="checkbox"/> No <input 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)

The site was previously submitted for residential (form attached) and a supporting document profiling the site's suitability for data storage use is attached.

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.