



Local Plan Call for Sites 2022 Site Questionnaire

Hertsmere Borough Council is reviewing its Housing and Economic Land Availability Assessment (HELAA) to identify land available for potential future housing and economic development sites to inform the preparation of its new Local Plan. The Council is also identifying sites for other land uses.

To assist in determining whether sites are potentially available, suitable or achievable for housing, economic development, or any other land use, please complete and return this questionnaire in full if you are putting forward a new site for consideration or there have been significant changes to a site previously promoted. The following land uses will be considered:

1. Residential development including:

- Sites that are capable of delivering five or more dwellings; or
- Specialist care (including C2 residential institutions);
- Sites that are capable of delivering five or more self and custom build homes;
- 100% affordable homes (no minimum yield threshold)
- Permanent or transit accommodation for Gypsies, Travellers and Travelling Showpeople

2. Economic development. Sites should be at least 0.25ha in size or capable of accommodating 500m² of floorspace and either for (1) offices, industrial, storage, distribution or other land uses which are currently defined in [Policy CS10 of our Core Strategy](#) or (2) other employment generating development.

3. Renewable energy (non domestic scale projects)

4. Biodiversity Net Gain offsetting

5. Flood risk management

6. Other green/blue infrastructure

If you have previously submitted details of the site following a previous call for sites and there are no significant changes or new technical work to report, you should only complete sections 1 and 2.

HOW TO SUBMIT

Deadline: Completed questionnaires should be returned by email to local.plan@hertsmere.gov.uk by midday on Thursday 22nd December. Responses for new sites received after this date cannot be guaranteed for consideration within the HELAA.

File size limit: 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 each site submitted. You should also include a plan clearly identifying the site boundary in red.

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. (Refer to our Data Protection Statement below)

DISCLAIMER

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

Proposer details (required):

Name: Hertfordshire County Council

Address: County Hall, Pegs Lane, Hertford

Postcode: SG13 8DN

Tel no: 01992 556477

Email address: *propertyplanningteam@hertfordshire.gov.uk*

Agent's details: (if applicable)

Main contact's name: Andrea Gilmour

Organisation/ company: As above

Address: Click or tap here to enter text.

Postcode: Click or tap here to enter text.

Tel no: Click or tap here to enter text.

Main contact's email address: *andrea.gilmour@hertfordshire.gov.uk*

2. OWNERSHIP

a) Are you (or is your client) the landowner?

Yes

No

b) Are you (or is your client) the sole or part owner of the land? If you are a part owner, please name the other owners and your relationship to them.

Sole owner

c) What is your or your client's interest in the land?

Landowner

d) If you are (or your client is) not the landowner, please provide details of your interest in the land.

Click or tap here to enter text.

e) If you are (or your client is) not the landowner and are able to provide landowner information, please provide this here.

Click or tap here to enter text.

3. 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:

Elstree Way Corridor

- a. Borehamwood Fire Station
- b. Former Library/Family Centre

OS grid reference (if known):

Click or tap here to enter text.

Site area (hectares):

- a. 0.37
- b. 0.44

Click or tap here to enter text.

Land ownership (if you are not the owner):

Click or tap here to enter text.

Has the site been promoted through a previous call for sites? (if Yes, please state the year)

Yes

No

If the site been promoted through a previous call for sites, are there any significant changes to report or updated technical information available? (if you answer No, there is no need to complete the remainder of this form. If Yes, please provide details and/or attach technical reports)

Yes Click or tap here to enter text.

No

N/A

Would the landowner consider a smaller part of the site in the event the full site area submitted is determined not to be deliverable or developable for the draft Local Plan?

Yes

No

Does the site form part of a wider landholding or estate within the borough? (please provide a map showing this)

Yes

No

4. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

- a. Fire Station
- b. County Council service uses

b) When did this use commence?

unknown

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

unknown

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.*

e) *Please describe the overall level of occupancy:*

Click or tap here to enter text.

f) *Is your proposal for a single use?* Yes

No

g) *Is your proposal for a mixed use scheme*

Yes

No

f) *What is the proposed use of the site? (i.e. residential, employment, mixed use)*

Residential and replacment fire and rescue station.

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?*

Not applicable

h) *Has the site been subject to any pre-application work or previous Local Plan work with the Council which is able to be included when considered as part of the HELAA? (technical information used in assessing sites for the HELAA cannot be treated as confidential)*

Yes Part of the Elstree Way Corridor Area Action Plan

No Click or tap here to enter text.

i) *If the site has a recently lapsed planning permission*

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

Click or tap here to enter text.

and

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

Click or tap here to enter text.

5. SITE PROPOSALS

A. RESIDENTIAL

a) *What type(s) of residential development do you envisage? Types of residential include houses, flats, specialist or supported housing, 100% affordable housing, self and custom build homes, permanent or transit gypsy and traveller pitches or travelling showpersons plots) Please state approximate proportion of each type, if known.*
To be determined.

b) *How many dwellings / units would you envisage on the site?*

To be determined.

c) *If proposing self or custom-build plots, how many would you envisage on the site?*

Click or tap here to enter text.

d) *If proposing Gypsy and Traveller pitches or Travelling Showpeople plots, how many would you envisage on the site?*

Click or tap here to enter text.

B. ECONOMIC DEVELOPMENT

a) *Is the site being promoted for land uses and activities within those defined by [Policy CS10](#) of the Core Strategy?*

Yes

No

If Yes, please answer b) to f). If no, please answer g) to i)

b) *Provide a description of the type(s) of economic development you would envisage (e.g. offices, workshops, light industrial units, warehousing etc.)?*

Replacement fire station

c) *Please provide approximate amount of each development type (measured in square metres)*

Click or tap here to enter text.

d) *Has there been interest in the site from any other developer and/or future site occupier (provide details)?*

Click or tap here to enter text.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

g) *Provide a description of the primary land use you are proposing (e.g. retail, leisure)*

Replacement fire station

h) *Please provide approximate amount of development (measured in square metres)*

Click or tap here to enter text.

i) *Has there been interest in the site from a future site occupier (provide details)?*

The Fire and Rescue Service.

C. RENEWABLE ENERGY (NON-DOMESTIC SCALE PROJECTS)

a) *Provide a description of the type(s) of renewable energy generation, storage or other infrastructure you would envisage (e.g. solar, wind turbine etc.)*

Click or tap here to enter text.

b) *If you have additional technical information, such as a Landscape and Visual Impact Assessment, please provide details and attach to this form.*

Click or tap here to enter text.

c) *Please provide approximate amount of each type of renewable energy (please include the number of units)*

Click or tap here to enter text.

d) *For wind turbines, please state the proposed height and energy output (measured in kW)*

Click or tap here to enter text.

*e) If known, please confirm whether the site has the ability to connect to the grid in terms of proximity to, and capacity of nearest substation or transmission line.
If 'no' please provide further details.*

Yes

No

Click or tap here to enter text.

f) Would the structures associated with renewable energy generation be permanent or for a fixed number of years?

Click or tap here to enter text.

D. BIODIVERSITY NET GAIN (BNG) OFFSETTING

a) Do you have land available which may be suitable for the provision of BNG to secure overall biodiversity improvements following development elsewhere in the borough? Provide a description of the existing habitat(s) present

Click or tap here to enter text.

b) When would the land be available for BNG?

Click or tap here to enter text.

c) Biodiversity Net Gain must be secured for at least 30 years. Are you able to secure the land for BNG for this period of time? (If yes, provide details of how this will be achieved)

Click or tap here to enter text.

d) If known, please outline your intentions for habitat enhancement or creation on the site to deliver an uplift in biodiversity credits.

Click or tap here to enter text.

e) If you have additional technical information, such as a BNG Metric assessment, please provide details and attach to this form.

Click or tap here to enter text.

E. FLOOD RISK MANAGEMENT

a) Do you have land available which may be suitable and permanently available for natural flood risk management? (e.g. flood storage areas, river restoration, woodland creation) If yes, provide details.

Click or tap here to enter text.

b) If known, please outline how the land could be utilised for natural flood risk management.

Click or tap here to enter text.

c) If you have already considered making the land available for flood risk management in connection with development proposals nearby, please provide details.

Click or tap here to enter text.

F. OTHER GREEN/BLUE INFRASTRUCTURE

a) Do you have land available which may be suitable for other green / blue infrastructure including for SUDS, Carbon Offsetting and Public Open Space? If yes, provide details.

Click or tap here to enter text.

6. SITE AVAILABILITY

a) *If promoting land for development, when do you consider the site will be available? (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?*

The sites are included in the Elstree Way Corridor Area Action Plan.

7. ECONOMIC VIABILITY

a) *If promoting a site for development, has there been interest in the site from any other developer or other parties?*

- Yes Click or tap here to enter text.
- No Click or tap here to enter text.

b) *If promoting a site for housing, have you, a developer or other party already taken steps toward developing the site? (If yes, please give details)*

- Yes Click or tap here to enter text.
- No Click or tap here to enter text.

c) *Are there any abnormal or other costs associated with the site which would have the potential to impact on its viability for development? (Please give details)*

- Yes Click or tap here to enter text.
- No Click or tap here to enter text.

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

a) *Are there any contamination/ pollution issues (e.g. previous hazardous land uses)*

A site investigation has not been undertaken.

Yes
No

b) *Are there any landscape, heritage, environmental and biodiversity constraints? (e.g. Tree Preservation Orders, SSSIs, Listed Buildings)*

Yes
No

c) *Are there any flooding and drainage issues?*

Click or tap here to enter text.

Yes
No

<p>d) <i>Are there any topography or ground conditions affecting the site? (e.g. land levels, slopes, etc.)</i></p> <p>Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>e) <i>Are there any utility services constraints (e.g. access to mains electricity, gas, water, drainage etc.)</i></p> <p>Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>f) <i>Are there any legal issues? (For example, restrictive covenants or multiple ownership/titles affecting the site)</i></p> <p>There are no restrictions against development.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>g) <i>Are there any access constraints? Is the site accessible from a public highway without the need to cross land in a different ownership to the site?</i></p> <p>Click or tap 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></p> <p>Click or tap here to enter text.</p>	<p>Yes <input checked="" type="checkbox"/></p> <p>No <input type="checkbox"/></p>
<p>h) <i>Are there currently infrastructure constraints in the local areas? (e.g. the local schools, doctors, are at capacity; or there is limited public transport services serving the site)</i></p> <p>Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>i) <i>Are there any neighbouring or nearby land uses that may affect the proposed uses?</i></p> <p>Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>
<p>j) <i>Are there any other costs or constraints affecting the site?</i></p> <p>Click or tap here to enter text.</p>	<p>Yes <input type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p>

9. ADDITIONAL INFORMATION

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

No

Yes Click or tap here to enter text.

10. OFFICER SITE VISIT

A planning officer may require access to the site to undertake an assessment. The site visit does not need to be accompanied by the landowner unless this is required for reasonable access to the site, or specifically requested by the landowner or their representative. Please provide necessary details below.

Is it necessary for any officer site visit to be accompanied?

No

Yes

Click or tap here to enter text.

Contact details for arranging site visit

andrea.gilmour@hertfordshire.gov.uk

Are there any obstacles to gaining access on a site visit? Please give relevant details

Click or tap here to enter text.

DATA PROTECTION STATEMENT

The information collected in this response form will be used by HBC as part of its public duty to inform the local plan making process and in addition, the brownfield register. This information will then be retained until it is superseded.

By responding you are accepting the information within your response may be made available to the public. Any personal information provided (name, addresses, phone numbers, email addresses and contact details) will not be made public. Your personal information may be passed to other statutory bodies or formally constituted plan making bodies (such as a parish council) where such bodies are using the evidence base for the purposes of their plan making. Please let us know if you NOT wish your information to be shared in this way.

You may ask us to remove your personal data from at any time, To do this please contact the HBC Local Plan team using the details below.

Information held by HBC may be subject to release under the Freedom of Information Act. If any information included is sensitive and you would like to have the opportunity to object to its release in the event of a Freedom of Information request, please contact us.

Further details on how we manage your information, including your rights under the GDPR, are available on our website:

<https://www.hertsmere.gov.uk/Planning--Building-Control/Planning-Policy/Planning-Consultations/Privacy-Policy.aspx>

Please tick here to confirm you have read and agree to submit your information in accordance with the disclaimer and data protection statement.

Yes

Print name: Andrea Gilmour

Date: 21 December 2022

FINALISING YOUR SUBMISSION

As a reminder, before finalising your submission, please check you have addressed the following:

- A separate form must be completed for each site you put forward
- Please complete as many parts of the form as possible
- A map is required at suitable scale, showing the accurate boundary of the site. If the site is owned by multiple owners, this should be shown on the map
- If the site forms part of a wider landholding within the borough, please provide a map showing this

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



**Lambert Smith
Hampton**

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PROJECT

**FIRE & AMBULANCE
STATION
ELSTREE WAY
BOREHAMWOOD**

DRAWING TITLE

SITE LOCATION PLAN

DRAWN **JO-ANN BURKE**

CHECKED



DATE **28/09/2007**

SCALE **NOT TO SCALE**

PLAN NO.

EM 12480

REVISION

	Site Area	3731 m²
	Block Area	519 m²



**Lambert Smith
Hampton**

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PROJECT
**LIBRARY & FAMILY
CENTRE
ELSTREE WAY
BOREHAMWOOD**

DRAWING TITLE
SITE LOCATION PLAN

DRAWN	JO-ANN BURKE
CHECKED	
DATE	28/09/2007
SCALE	NOT TO SCALE
PLAN NO.	
REVISION	

EM 12481

	Site Area	4367 m ²
	Library Block Area	511 m ²
	Family Centre Block Area	314 m ²