



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:

██████████
Email Address:

██████████
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:

Storage land and car park opposite Harvest House, Cranborne Industrial Estate, Cranborne Road, Potters Bar, Hertfordshire EN6 3JF

OS Grid Reference (if known):

TL 24294 02223

Site Area (Hectares):

0.156 ha

Land ownership (if you are not the owner):

[Click here to enter text.](#)

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

Storage land and car park.

b) When did this use commence?

Parking from June 1996, Parking and Storage from June 2004 to date

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?

Car parking.

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?

Class E (Commercial, Business and Service Uses)

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?

To be determined.

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

[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 11-15 years

On what grounds is this assessment based?

There are no known constraints to the delivery of the site.

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:

[Click here to enter text.](#)

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

Yes

[Click here to enter text.](#)

No

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

15 jobs (light industrial or R & D).

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

| | |
|--|--|
| a) <i>Contamination/pollution issues (previous hazardous land uses)</i> Click here to enter text. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| b) <i>Environmental issues (e.g. Tree Preservation Orders, SSSIs)</i> Click here to enter text. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| c) <i>Flood Risk</i> Click here to enter text. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| d) <i>Topography affecting site (land levels, slopes, ground conditions)</i> Click here to enter text. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| e) <i>Utility Services (access to mains electricity, gas, water, drainage etc)</i> Click here to enter text. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| f) <i>Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)</i> Click here to enter text. | 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> 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> | 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)

Click here to enter text.

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

Yes

Please see attached cover letter.

No

If you require any further assistance completing this form please contact the Planning Strategy Team at local.plan@hertsmere.gov.uk.

PA/1638/PC

17 March 2021

BY E-MAIL: local.plan@hertsmere.gov.uk

Local Plan Team
Hertsmere Borough Council
Civic Offices
Elstree Way
Borehamwood
Herts
WD6 1WA

Dear Sirs

Hertsmere Employment Land Call for Sites 2021 Consultation

Please find attached a completed 'Employment Call for Sites 2021' Site Questionnaire Form, which is submitted on behalf of Binns Fencing Limited, Harvest House, Cranborne Industrial Estate, Cranborne Road, Potters Bar, Hertfordshire EN6 3JF.

Binns Fencing Limited own the large industrial warehouse building on the east side of Cranborne Road (Harvest House) plus a triangular area of land that is situated opposite the building on the western side of Cranborne Road the north side which is approximately 0.156 ha in size. This area of land is the subject of this Employment Call for Sites submission. A Site Location Plan is enclosed as **Appendix 1**.

Site Description

The triangular shaped site's northern and eastern boundaries are adjacent to Cranborne Road, across the road from the large Cranborne Road Employment Area, which is an important employment allocation in the Hertsmere Local Plan (2012-2027) as shown on the Council's adopted Policies Map. To the west of the site is Furzefield Wood, which is a designated Local Wildlife Site and Local Nature Reserve. Mature trees and hedging largely shield the site from views inwards, apart from at the site's entrance off Cranborne Road itself on its eastern boundary.

It is, therefore, evident that given the site's current physical appearance given its tarmacked nature and its long-term use for parking and storage purposes, the site would currently give the impression to visitors driving into the Cranborne Road Employment Area as already forming part of the Employment Area itself.

There are no tree preservation orders relating to the site.

The site is located in Flood Zone 1, the lowest category of flood risk; there are no known contamination issues; and it is relatively flat in nature. It can therefore be developed easily without the need for cut and fill operations to create a suitable development platform.

Access to the site is fully established and already operational from Cranborne Road.

The attached illustrative Layout (see **Appendix 2**) identifies that the site could accommodate 630 sq m (6,780 sq ft) of Class E employment provision (commercial, business and services uses) and provide 21 car parking spaces for employees. It is estimated that the development for light industrial or Research and Development purposes would be likely to generate approximately 15 jobs.

We consider that given the fact that for several decades now the site has been used for parking and employment storage activities, its re-development through the delivery of a new Class E employment unit would deliver additional employment provision on the very edge of a major Employment Area. We have prepared a plan showing a revised Green Belt boundary should the site be allocated in the Council's new Local Plan (see **Appendix 3**). Our proposed Green Belt boundary follows the western boundary of the site, along its boundary with Furzefield Wood.

Planning Policy Considerations

We consider that the following content of the National Planning Policy Framework (NPPF) 2019 to be pertinent in relation to the justification for the allocation of the site in the forthcoming Draft Local Plan.

Paragraph 82 states that planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries, and for storage and distribution operations at a variety of scales and in suitably accessible locations.

Paragraph 104 specifies that policies should support an appropriate mix of uses across an area, and within larger scale sites, minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

We consider that our Client's property to be a moderately sized site that is capable of being developed within the Local Plan Period (to 2036) and would assist the Council in delivering new employment capacity.

Paragraph 117 highlights that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also emphasises that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land. We consider it important to have regard to the definition of Previously Developed Land (PDL) as set out in Annex 2 of the NPPF:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

The development proposed would better utilise the site by delivering additional employment space on brownfield land, whilst at the same time still being of an appropriate density that would reflect the existing nature and characteristics of existing employment provision in the locality.

The site is in a sustainable location which is approximately 1 km from Potters Bar railway station, with good access to the facilities and services in the town centre.

Local Plans should contain policies to optimise the use of land in their area and meet as much of the identified need for employment as possible. There should also be a mixture and range of site sizes allocated in the new Local Plan.

It is evident that Hertsmere is under considerable pressure in terms of identifying sufficient sites to meet its overall employment needs. Consequently, there is a very strong and urgent need for smaller-scale well located employment provision in the new Plan such as our Client's site.

We note that the Central Hertfordshire Employment Land Review concluded that as far back as 2006 that any additional employment sites might need to be greenfield extensions to existing designated Employment Areas and Sites, such as Centennial Park and Cranborne Road.¹

We also note that the Adopted Core Strategy (2013) supports further employment provision at Cranborne Road, Potters Bar:

“Policy CS8 Scale and distribution of employment land

The Council will support development proposals in appropriate locations, which attract commercial investment, maintain economic competitiveness and provide employment opportunities for the local community. In order to encourage economic development and promote a competitive local economy, provision will be made for the supply of at least 110 ha of designated employment land for B-class development within the Borough up to 2027, focused on the following locations and as indicated on the Key Diagram:

Employment Areas

- **Elstree Way, Borehamwood**
- **Stirling Way, Borehamwood**
- **Cranborne Road, Potters Bar**
- **Station Close, Potters Bar**
- **Otterspool Way, Bushey**

Key Employment Site

- **Centennial Park, Elstree**

The boundaries of these locations will be clarified in the Site Allocations DPD...”

Conclusion

The site is capable of providing an additional 630 sq m of Class E (Commercial, Business and Service Uses) and approximately 15 jobs on a brownfield site on the edge of the existing Cranborne Road Employment Area. It is situated in a location that has been identified by the

¹ Paragraph 4.12, Hertsmere Local Plan DPD Core Strategy (2013)



Borough Council as being particularly suitable for expansion to accommodate the Borough's future employment needs. The site is a highly sustainable location with good access to Potters Bar Railway Station and Potters Bar town centre's facilities and services. The site is capable of being delivered within the emerging Local Plan period (to 2036).

Please contact me should you require any further information or wish to discuss any aspects of our submission.

Yours faithfully

A handwritten signature in black ink that reads "Paul Atton".

Paul Atton MRTPI
Associate Director
paul.atton@jbplanning.com

Encs: Employment Land Call for Sites 2021 Site Questionnaire
Appendix 1 – 1638/01 Site Location Plan
Appendix 2 – 1638/03 Illustrative Layout
Appendix 3 – 1638/04 Proposed Revised Green Belt boundary plan



Appendix 1



Ordnance Survey © Crown Copyright 2021
All rights reserved. Licence 100039935.

SITE LOCATION PLAN

Land opposite Harvest House,
Cranborne Road, Potters Bar

19/01/2021

1638/01

1:1,250 @ A4



0 metres 25

jb planning associates
town planning
and development
consultants

© JB Planning Associates, 2021

Chells Manor, Chells Lane
STEVENAGE, SG2 7AA

T 01438 312130

info@jbplanning.com
www.jbplanning.com



Appendix 2



Class E
(Commercial, business
and services uses)
 630sq.m. (6,780sq.ft.)

Car parking
 21 spaces

Ordnance Survey © Crown Copyright 2021
 All rights reserved. Licence 100039935.

ILLUSTRATIVE LAYOUT

Land opposite Harvest House,
 Cranborne Road, Potters Bar

02/03/2021

1638/03

1:500 @ A4

0 metres 10



jb planning associates
 town planning
 and development
 consultants

© JB Planning Associates, 2021

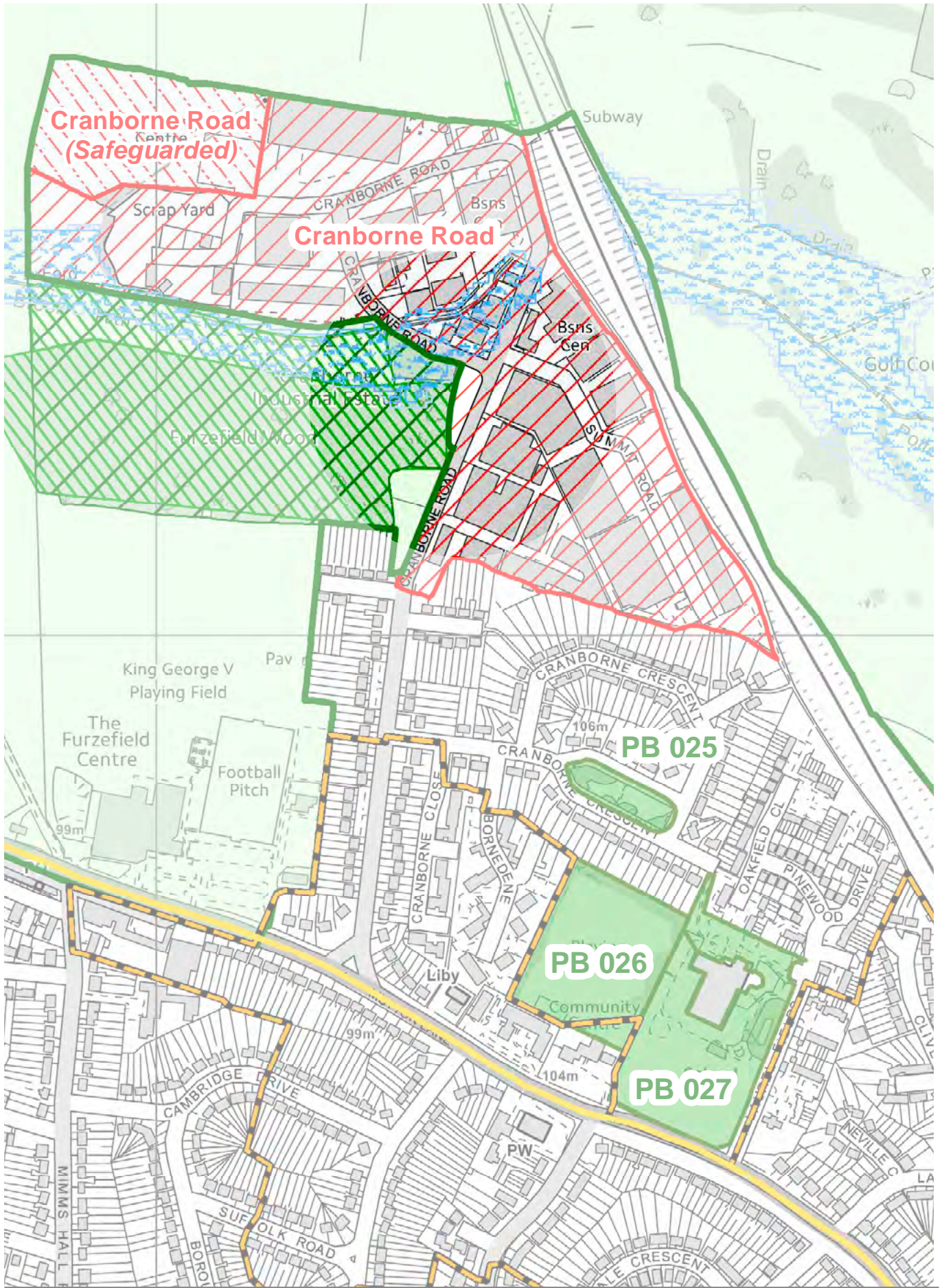
Chells Manor, Chells Lane
 STEVENAGE, SG2 7AA

T 01438 312130

info@jbplanning.com
 www.jbplanning.com



Appendix 3



Land opposite Harvest House,
Cranborne Road, Potters Bar

**PROPOSED REVISED GREEN
BELT BOUNDARY**

1638/04
03/03/2021

NTS



jb planning associates
town planning
and development
consultants

© JB Planning Associates, 2021

Chells Manor, Chells Lane
STEVENAGE, SG2 7AA

T 01438 312130

info@jbplanning.com
www.jbplanning.com

