



Planning Department
Hertsmere Council
3 Elstree Way
Borehamwood
WD6 1WN

Re: Employment Land, Hadley on the Hill.

Please find enclosed: Hertsmere Employment land questionnaire, images of the prompted site and a location plan. The area prompted is labelled 'Road' on the attached plan, the area surrounding the site forms part of the owners agricultural holding.

In summary: The site prompted is a disused road, which was stopped up following the completion of the new road layout surrounding junction 24 of the M25 in the 1980s. The site was subsequently used for various commercial activity and has been subject to flytipping.

The site's redesignation will create jobs locally, enable redevelopment, give Hertsmere greater control of this gateway site and ensure any contamination is remediated.

If the accessor has any further questions, please do not hesitate to contact me directly.

Yours sincerely.

Robert Pott



**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:

A large black rectangular redaction box covering the name field.

Agent's Details: (if applicable)

Name:

Click here to enter text.

Address:

Click here to enter text.

Postcode:

Click here to enter text.

Tel No:

Click here to enter text.

Email Address:

Click here to enter text.

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:

Hadley on the Hill, Stag Hill, Potters Bar, Hertfordshire. EN6 5BP

OS Grid Reference (if known):

TQ 26726 99915

Site Area (Hectares):

0.168

Land ownership (if you are not the owner):

Freehold/Owner

3. CURRENT AND POTENTIAL USE

a) What is the site currently used for?

The site is a 210m x 8m disused road (stopped up highway), complete with tarmac base/top signposts and curbs. The road was stopped up during the 1980s and has been used for various commercial uses ever since. Presently the site is occupied by a haulage firm.

b) When did this use commence?

1980's

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

No existing buildings are onsite.

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

Since the 1980s, the site has been used for commercial purposes, similar to those falling within a B8 use class. The previous tenant was a vehicle recovery company

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.

The tenant has a 28-day rolling licence to occupy the premise.

f) Please describe the overall level of occupancy:

Only 20% of the site is currently occupied.

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

B8, open storage with ancillary facilities.

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?

TBC.

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?

The site does not currently have planning permission, and the designation would allow the owner to redevelop the whole site, regulate the use of onsite better and provide better environmental protection to the surrounding woodland and green spaces.

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?

Demand for small B8 spaces within this location is very high, as confirmed by local agents.

The tenant is on a 28-day rolling licence giving the owner flexibility to redevelop the site within 12 months, and much of the infrastructure already exists. For example, electricity, drainage, water, and hardstanding.

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:

Various developers have inquired about the site to buy it.

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

Yes

No

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

24 Full Time positions, based on 70 m² per Full Time Employee as set out in the Homes and Communities Employment Density Guide Edition 2.

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)

Previously flytipping (spoil) and possible contamination relating to former use (road/highway), owner suspects road drains still connect into drains onsite, and these might be damaged.

Yes

No

b) Environmental issues

(e.g. Tree Preservation Orders, SSSIs)
Tree Preservation Order.

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)

Water, Electric, drainage and telephone.

Yes

No

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

Click here to enter text.

Yes

No

<p>g) Access. Is the site accessible from a public highway without the need to cross land in a different ownership to the site? 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>h) Any other constraints affecting the site 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)

No commercial reports are necessary as the site already has a commercial background and is prime of redevelopment.

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

Yes
The disused road forms part of the owners agricultural holding, but it not used in connection with it. Instead, it generates a small commercial rent.

No

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



Middle of the rectangular site looking North.



Middle of the rectangular site looking South.