



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:

[Click here to enter text.](#)

Email Address:

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:

Land East of Southgate Road, Potters Bar, EN6 5EN

OS Grid Reference (if known):

[Click here to enter text.](#)

Site Area (Hectares):

17.68ha

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?*

Undeveloped land.

b) *When did this use commence?*

N/A

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

No existing buildings on the site.

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.*

N/A

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

N/A

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

Employment

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?

The site could be used for typical employment uses (Use Classes B2 / B8 / E). Potential end user / developer would be confirmed in due course.

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 5 years

On what grounds is this assessment based?

The landowner considers the site to be deliverable – the site is available for development; suitable for development; and development is achievable.

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*
 To be confirmed.

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

<p>a) <i>Contamination/pollution issues (previous hazardous land uses)</i> Click here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>b) <i>Environmental issues (e.g. Tree Preservation Orders, SSSIs)</i> Click here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>c) <i>Flood Risk</i> Restricted to the north-eastern corner of the site (Flood Zone 3). The rest of site lies within Flood Zone 1.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>d) <i>Topography affecting site (land levels, slopes, ground conditions)</i> Click here to enter text.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>e) <i>Utility Services (access to mains electricity, gas, water, drainage etc)</i> Click here to enter text.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>f) <i>Legal issues (For example, restrictive covenants or multiple ownership/titles affecting the site)</i> Click here to enter text.</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> 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> Green Belt</p>	Yes <input checked="" type="checkbox"/> No <input 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)

A site location plan is attached to this form for the SHELAA. We have also submitted to Hertsmere a call for sites form plus planning report in response to the call for housing sites. We are able to prepare additional, supporting information as and when necessary.

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

Yes

The London Borough of Enfield ('LBE') has aspirations to bring forward the site for development in the new Hertsmere Local Plan. The site has previously been promoted for residential / mixed-use development, and these conversations are on-going with Hertsmere planning officers. We have submitted the site under this employment call for sites process to demonstrate the potential flexibility of the site. LBE are also promoting land to the south of the M25, to the south-east of Junction 24 for employment uses. We consider it would be worthwhile to consider the sites in a holistic manner.

No

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