



## Employment Land Call for Sites February 2021

### FREQUENTLY ASKED QUESTIONS

#### 1. What is a 'call for sites'?

A 'call for sites' is the process through which councils formally request those who have land they want to be considered for future allocation for a specific use to submit it for assessment.

#### 2. Why are we doing this now?

We have recently been made aware that a number of new sites are being promoted for economic development. These have not been previously submitted for assessment through our Local Plan process. We need to be sure that we are aware of all potential site options before we make any final decisions about which sites to include within our new Local Plan. This is especially important given our commitment to supporting the borough's post-Covid economic recovery.

#### 3. Why are we only asking for potential employment sites, not housing sites?

We think we're aware of all potentially significant land within the borough which is being promoted for housing, so it is not necessary to carry out a further call for sites for this use.

#### 4. What does the term 'employment' cover?

For the purposes of this call for sites, 'employment' is defined as 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](#). The call for sites therefore seeks submission of sites that could accommodate any of these uses.

#### 5. Do we need to re-submit employment sites put forward through previous call for sites processes?

No, there is no need to re-submit employment sites that have already been sent to us for consideration, unless there have been significant changes in terms of the proposed mix of uses and/or the size of the site.

#### 6. Will this call for sites result in a delay to the published Local Plan programme?

The Local Plan programme remains as set out in the December 2020 Local Development Scheme i.e. the Local Plan will be formally published (Regulation 19

stage) in May 2021. The Council will consider if any changes are necessary to this programme when the call for sites process has concluded.

## **7. How will the Council assess the new sites?**

The submission of the site for allocation does not mean it will necessarily be included as a site in the new Local Plan. We will assess all sites submitted using a standard approach set out within our Housing and Employment Land Availability Assessment. The assessment of sites submitted to-date is available to view here:

[Call for Sites and HELAA - Hertsmere Borough Council](#)

We also ask specialist sustainability consultants to carry out an independent assessment of each site's social, economic and environmental attributes.

If a site falls within the Green Belt, the impact of this loss will need to be considered. Green Belt assessment work carried out to-date is available here: [Supporting Studies \(Local Plan evidence base\) - Hertsmere Borough Council](#)

Other technical studies which have been produced may also be relevant to our consideration of new sites.

Only when this assessment process is complete will we come to a conclusion regarding whether a site should be recommended for allocation within the Local Plan or not. At this stage further technical work may also need to be updated i.e. transport studies.

## **8. Will there be public consultation on any new sites that are submitted?**

We aren't seeking comment directly on the employment Call for Sites submissions. However, any sites that are taken forward into the Local Plan will be available for comment as part of that process. Comments can relate to both the inclusion and omission of sites.

## **9. Will this information be publicly available?**

Yes. Once the employment call for sites process closes, all submitted sites and the information that accompanies them will be published here:

[Call for Sites and HELAA - Hertsmere Borough Council](#)

Some information i.e. names and addresses may need to be redacted to comply with data protection rules or commercial confidentiality.

## **10. How do I submit a site for consideration?**

Site submissions should be made by using the form provided. This is available to download here

[Call for Sites and HELAA - Hertsmere Borough Council](#)

If more than one site is being submitted, a separate form should be used for each site.

All forms and associated information must be received by us on or before 18<sup>th</sup> March 2021.

## **11. What information needs to be submitted to support a site submission?**

The employment Call for Sites form sets out the minimum level of information that must be provided to enable us to consider sites. This includes:

- Name and address of promoter and/or landowner
- Site location plan
- Site area
- Current and potential use(s)
- Known site constraints
- Expected timing of delivery
- Potential number of jobs created
- Potential end user

The promoter can also provide other supporting information if they consider this would assist our assessment process. The more information which is submitted to us, the more it will assist us in determining whether to consider the site further.

## **12. How do I find out more information?**

If you require any further information on the Call for Employment Sites process, please contact [local.plan@hertsmere.gov.uk](mailto:local.plan@hertsmere.gov.uk).