

East Herts Call for Sites – Submission Portal Questions

Please draw, select or upload the precise boundary of the site.

1. Contact Details

2. Your Interest in the Site:

- a. Private Landowner
- b. Planning consultant
- c. Public land-owning body
- d. Land Agent
- e. Registered Provider of Social Housing
- f. Developer
- g. Other

3. Site Location:

- a. Name
- b. Address
- c. Postcode

4. Ownership Details:

- a. Are you the owner of the site?
- b. If yes, are you the sole owner or a part owner?
- c. If you are not an owner, what is your interest in the site?
- d. If you are a part owner, please provide name(s) and address(s) of the other landowners
- e. If you are not the landowner, is the owner aware of your proposals?
- f. If you are not an owner/ the sole owner of the site, please provide evidence to demonstrate that the land is available (such as a signed statement from each landowner).

5. Site Details:

- a. Is the direct access from a public highway?
- b. Is there public transport access to the site, or in close proximity?
- c. Is there a public right of way to access the site?
- d. Is there a connecting bus service from the train station?
- e. What is the area of the whole site? (in hectares)
- f. Development area- Of the site area, how much is suitable for development

- g. Utilities (please tick which of the following utilities the site has access to) - Mains water supply, gas supply, mains water sewerage, electricity supply, broadband, other (please specify)
- h. What is the current or previous land usage?
- i. Are there existing structures on site?
- j. How do you propose to access the proposed development/ site?
- k. Relevant Planning history (if relevant)
- l. Local character and surrounding land uses (if relevant)

6. Site Constraints:

- a. Are there any Ransom Strips?
- b. Are there any other access issues?
- c. Are there any legal issues / covenants?
- d. Are there any landscape/ environmental / wildlife designations? (e.g. *Tree Preservation Order (TPO)/ Wildlife Sites / Site of Special Scientific Interest (SSSI) / protected species, priority habitats etc.*)
- e. Are there any heritage designations? (e.g. *listed buildings / Scheduled Monuments (SMs) / Conservation Areas etc.*)
- f. Are there any physical constraints? (e.g. *contaminated land / risk of flooding/ differences in ground levels, topography etc.*)
- g. What grade is the agricultural land classification?
- h. Does the current use or occupier of the site require relocation?
- i. Is the site within the Metropolitan Green Belt or Land within Rural Area?
- j. Are there any other adopted District Plan designations on the site?
- k. Are there any neighbouring uses that could impact development of the site? (e.g. *power lines, busy highways, noise generating issues, industrial uses, pylons, mains gas pipes etc.*)
- l. Other

7. Infrastructure and Interventions:

- a. Are there any identifiable interventions to overcome constraints? If yes, please detail.
- b. Are there any specific infrastructure requirements to enable the site to be brought forward?
- c. Are there any factors which could prevent the delivery of infrastructure that is necessary to support the development? If yes, please detail.

8. Proposed Development/ Land Use:

Development & Land Use	Details (number of units, floorspace, site density, tenures, scale, any other relevant details etc.)
Residential	
Affordable housing	
Specialist Residential	
Gypsies and Travellers	
Travelling Showpeople	
Park Homes	
Community facility	
Leisure/ recreation	
Retail	
Employment	
Renewable Energy	
Green Space	
Biodiversity net gain site/ site for nature recovery	
Mixed use	
Other	

9. Site Availability:

- a. Is the site currently being marketed?
- b. Is the site owned by a developer?
- c. Is the site under option to a developer?
- d. Please tick the likely timescale for the site being developed:
 - i. Within 5 years
 - ii. 6 to 10 years
 - iii. 11 to 15 years
 - iv. Over 15 years
- e. Please explain the reason(s) for the likely timescale chosen
- f. Once work has commenced, what is the expected completion rate?

10. Access to Site - Site Assessment:

- a. Is anyone else's consent required?
- b. Is an appointment necessary?
- c. Are there any issues preventing or impeding access to the site?

Do you wish to be consulted on the East Herts District Plan update in the future?

Do you have any additional comments?