4 PROPOSED EMPLOYMENT SITE ALLOCATIONS

4.1 The Core Strategy identifies the District’s needs for employment land to 2026.

4.2 Several studies were carried out on employment and economic development to inform the Core Strategy. The studies consider that in meeting likely future employment requirements:

- There is a slight under supply of industrial and warehousing space amounting to 3.5ha. Industrial and warehousing space should generally be retained in employment use but recognise opportunities for relocation or mixed use redevelopment of industrial and warehousing space where this would contribute to wider sustainability objectives and would not harm the overall economic performance of the District.
- There is an oversupply of office floorspace in the District, in particular as a result of land at Leavesden. Office space may be released from employment use where it is expected to be surplus to employment needs across the plan period. This would need to be supported by an up to date Employment Land Study.

4.3 Core Strategy Policy CP6 sets out that key employment areas within the District are Leavesden Aerodrome, Croxley Business Park, Tolpits Lane, Maple Cross/Maple Lodge, Kings Langley Employment Area, Carpenders Park West and Rickmansworth Town Centre.

4.4 Allocating land as a key employment area protects existing employment uses and directs new employment uses to these areas. Employment uses include offices, factories, warehousing and light industrial.

4.5 Policy CP6 also sets out that the Site Allocations will identify sites for additional employment floorspace and the boundaries of designated employment areas. It will also identify sites with the potential to accommodate mixed use development.

4.6 It was noted that this was likely to include the introduction of residential and other uses at Leavesden Aerodrome, Kings Langley employment area and Delta Gain, and expansion of business activity at Maple Cross. Opportunities for economic development in the South Oxhey area would also be supported.

4.7 Areas identified as having potential for mixed use may include development for employment, residential and other uses to contribute to sustainable communities and reduce the need to travel.

Identification of Employment Sites

4.8 The adopted Local Plan Proposals Map identifies allocated employment sites. To address employment needs highlighted in the Core Strategy and to reflect changes to employment sites that have taken place over the last ten years, the Site Allocations Issues and Options consultation identified proposed revisions to the boundaries of some employment areas, some new employment areas and the identification of some employment areas which could accommodate mixed uses.

4.9 Taking into account the consultation responses received and changes that have taken place since the consultation, some of the proposed allocations have been revised.
**Proposed Employment Allocations**

4.9 Details of individual employment sites proposed for allocation are set out below. Appendix 2 shows proposed employment allocations alongside all other proposed allocations by parish area.

**POLICY SA2: EMPLOYMENT SITE ALLOCATIONS**

<table>
<thead>
<tr>
<th>Identified employment sites will be safeguarded for business, industrial and storage or distribution uses.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites identified as having potential for mixed use development may provide for mixed use development including, but not limited to, business, industrial and storage or distribution, residential or community uses.</td>
</tr>
</tbody>
</table>
## Proposed Employment Site Allocations

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>E(a)</td>
<td>Croxley Business Park</td>
</tr>
</tbody>
</table>

### Comments

Proposed employment allocation. There has been no change from the allocation consulted on at Site Allocations Issues and Options.

<table>
<thead>
<tr>
<th>Site Ref</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>E(b)</td>
<td>Tolpits Lane</td>
</tr>
</tbody>
</table>

### Comments

Proposed employment allocation. There has been no change from the allocation consulted on at Site Allocations Issues and Options.
<table>
<thead>
<tr>
<th>Site Ref</th>
<th>E(c)</th>
<th>Site</th>
<th>Junction Park</th>
</tr>
</thead>
</table>

**Comments**

Site Allocations Issues and Options consultation proposed to remove the Local Plan employment allocation from the majority of the Junction Park site that had been redeveloped for housing, but to retain the employment allocation on the office units at 1 and 2 Wharf Way.

However, permission has now been granted for the conversion of these office units to residential and it is now proposed to remove the employment designation from the whole Junction Park site.
### Site Ref: E(d) - Site: Carpenders Park West/Delta Gain

#### Comments
Proposed employment allocation on southern part of site and removal of Local Plan allocation from the northern part of the site where permission has been granted for residential. There has been no change from the allocation consulted on at Site Allocations Issues and Options.

### Site Ref: E(e) - Site: Maple Cross/Maple Lodge

#### Comments
Proposed expansion of employment allocation to the east to provide approximately 4ha additional employment land, and removal of employment allocation from the area to the south that has been redeveloped for housing. There has been no change from the allocation consulted on at Site Allocations Issues and Options.

The County Council have included the area identified for new employment floorspace as part of the potential secondary school site at Froghall Farm. However we have previously consulted on this as an area for employment space and using this land as part of a school would require additional employment space to be identified in the area.
Proposed removal of employment allocation from the Ovaltine site and the Abbots Factory site which have been redeveloped for housing, and proposed allocation of remaining employment sites as having potential for mixed use development. There has been no change from the allocation consulted on at Site Allocations Issues and Options.