



**Application Ref:** 21/0573/FUL

**Proposal:** Comprehensive redevelopment to provide 2 no. warehouse Class E(giii)B2/B8 units comprising a total of 16,115 sqm including 1,882 sqm ancillary E(gi) office space, access, landscaping and associated works

**Site address:** Development Site Maple Lodge Maple Lodge Close Maple Cross Hertfordshire

**Representation:** This application seeks approval for the construction of two warehouses (Class E(giii) B2/B8), comprising a total of 16,115m<sup>2</sup> B1c, including 1,882m<sup>2</sup> ancillary E(gi) Office floorspace. The application site is located in the Maple Cross/Maple Lodge site, an allocated employment area in the Site Allocations LDD (adopted 2014) (site E(d)). Policy SA2 of the Site Allocations LDD states that allocated employment sites will be safeguarded for business, industrial and storage or distribution uses. The provision of a B1a, B1c, B2 and B8 floorspace in this area of the employment site would increase the amount of employment floorspace on the site, thus safeguarding business, industrial, storage and distribution uses. Subsequently, the application complies with Policy SA2. Policy CP6(j) of the Core Strategy (adopted 2011) states that the sustainable growth of the Three Rivers economy will be supported by continuing to focus employment use in the key employment areas of the District, including the Maple Cross/Maple Lodge site. The proposal also complies with Policy CP6(j).

The South West Herts Economic Study (2018) indicates a need for 152,000sqm of B1c/B2 floorspace between 2018 and 2036 (8,600sqm per annum) and 329,500sqm of B8 (18,300sqm per annum) across the whole of South West Herts<sup>1</sup>. Of these amounts, it is estimated that in Three Rivers, there should be a provision of 13,200sqm of B1c/B2 floorspace and 15,600sqm of B8 floorspace over the 2018-2036 period (or 700sqm of B1c/B2 floorspace and 900sqm of B8 floorspace per annum). This is estimated to require a land requirement of 3.3ha and 3.9ha respectively. The application proposes B2 and B8 uses to comprise the majority of the floorspace within the proposed development. The application site is an existing employment allocation which offers a suitable location to provide a proportion of the land required to meet these needs. It is therefore considered that the proposed development would strongly contribute to meeting the need for B2 and B8 floorspace set out in the South West Herts Economic Study (2018).

The proposed office floorspace is ancillary to these main uses (B2 and B8). The South West Herts Economic Study estimates that 37,600sqm of office floorspace should be provided in Three Rivers over the period of 2018-2036 (equating to 1,700sqm per annum). The proposed

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<sup>1</sup> The figures provided are based upon the Preferred Scenario from The South West Herts Economic Study (2018); this is the trends based scenario.

office floorspace (E(gi)) would contribute to meeting this need and would enable the efficient operation of the main uses (B2 and B8) and is therefore also supported.

Due to the site's formal allocation for employment uses and the future need to provide employment floorspace (as set out above), the site is considered suitable for the proposed uses and the development is supported.

*Tori Elliott*  
*Planning and Conservation Officer*

*Date: 25/03/2021*