

## Appendix 5 Preferred Policy Option 7

### Employment and ~~Economic~~ **Business** Development

#### Strategic Employment Areas

1) Within designated Employment Areas, as defined on the policies map, the Council will support the delivery of at least 5.5ha of Industrial floorspace and the intensification of office and industrial uses within these locations, subject to there being no unacceptable impact on the surrounding highway network or local amenity.

~~B-class employment space and associated sui generis uses with focus given to industrial and warehouse uses with priority given to proposals in allocated employment sites and those within the most sustainable locations such as town centres and areas served by sustainable transport. It is recognised that in rural areas sites that meet local business needs may not be in the most sustainable locations or served well by sustainable transport.~~

~~2) Designated employment areas will be safeguarded for business, industrial and storage or distribution uses.~~

~~3) New employment provision will be focused towards existing allocated employment sites through intensification and expansion, where appropriate.~~

2) Proposals for non-employment uses on allocated employment sites should only be permitted where:

- there would be no unacceptable impact on amenity;
- there would be no hindrance to the site's operation as a key employment area.

3) Sites allocated 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.

~~4) Proposals providing a range of small, medium and large business premises will be supported.~~

#### Outside Key Employment Areas

~~7) 3) Outside the Key Employment Areas, office and industrial development will be supported where:~~

~~a. The type, scale and intensity of the proposed business activity is appropriate to the locality and accessibility of the site.~~

~~b. The proposed use would not harm the amenity or operation of neighbouring uses.~~

~~3) Outside the Strategic Employment Areas, the redevelopment of employment land to other uses will be supported where the site has been allocated for an alternative use or where it can be demonstrated that:~~

~~a. There is no reasonable prospect of the site remaining in employment use;~~

~~b. Opportunities to reconfigure or reuse the site to retain its current use have been exhausted;~~

~~c. The site has been actively but unsuccessfully been marketed for a 12-month period; Proposals resulting in a loss of B class floor space will only be supported and the property has been vacant for at least 12 months with clear evidence that the property has been marketed for that use during this~~

period and where there is up-to-date evidence demonstrating there is no longer a need for the employment use and,

d. The proposed alternative use would not adversely affect the efficient operation or economic function of other employment uses or businesses in the locality.

g) 4) Proposals for creative industries and the expansion of Leavesden Studios will be supported where they are in accordance with local and national policy. Preferred Policy Option 8 provides the policy for Warner Bros. Studios.