

Hertfordshire Strategic Employment Sites Study

A Final Report by
Regeneris Consulting

Opportunities for Delivery in the Medium Term (2016-2021)

- **Croxley and Watford Business Park** is classified as having the potential for an enhanced role as a sub-regionally significant site. The council and partners should progress the funding bid for the Croxley Rail Link which could provide the impetus for new high quality employment space.
- **BRE site** has the potential for an enhanced role supporting the green industries sector. Local authorities should work with BRE to consider future development options for the site, including access arrangements to support the green industries sector.
- **Park Plaza West** has the potential to support a premier business park as part of the wider development proposed at Park Plaza North/Maxwells Farm.
- **Watford Health Campus** has the potential for an enhanced role to support the life sciences sector. This will provide support for high value employment related to life sciences focusing on B1b uses.
- **Knebworth Innovation Park** could support strategic activities, subject to a catalyst which can provide the momentum for development. Given other proposals for development at Gunnels Wood/Silkin Plaza, there is likely to be less potential for B1a development and the site is more likely to attract a major investment opportunity or B1b R&D activities linked to key sectors. Stevenage BC and North Herts DC should work together to consider the allocation and mechanisms to jointly progress this site.

Opportunities for Delivery in the Longer-Term

- **Park Plaza: Mazwells Farm** could potentially support a premier business park as part of a wider development incorporating Park Plaza North.
- **Gunnels Wood: Silkin Park** has the potential for office uses. The aspirations for a high quality office campus at Silkin Park are supported, however there are significant delivery challenges which might require public sector intervention (e.g. land assembly).
- **Watford Junction** has the potential to support a premier business park, subject to constraints. Aspirations for the site should be identified through the Core Strategy and work continued in assessing the feasibility of development and potential funding of infrastructure in conjunction with landowners.

Sites with potential but with significant delivery/other risks

38. There are a number of other sites with potential but with significant delivery/other risks. These should be kept under review as other sites are bought forward.
- **Radlett** is considered in relation to a major or premier business park. This benefits from good strategic access and there is sufficient land to deliver a premier business park with a strong relationship to St Albans. However, the site falls within green belt and is not supported by planning policy.
 - **Bricket Wood** is considered in relation to a major or premier business park. In market terms, this is an attractive site (though there are some concerns over transport issues). However, again the site is in green belt land and there is little local support. Access arrangements are a significant constraints.
 - **London Road, St Albans** is considered in relation to a local or sub-regional business park. The site is too small to support a critical mass in development. The site is also