

3. CHAPTER 3: EMPLOYMENT

3.1 Employment Area Boundaries

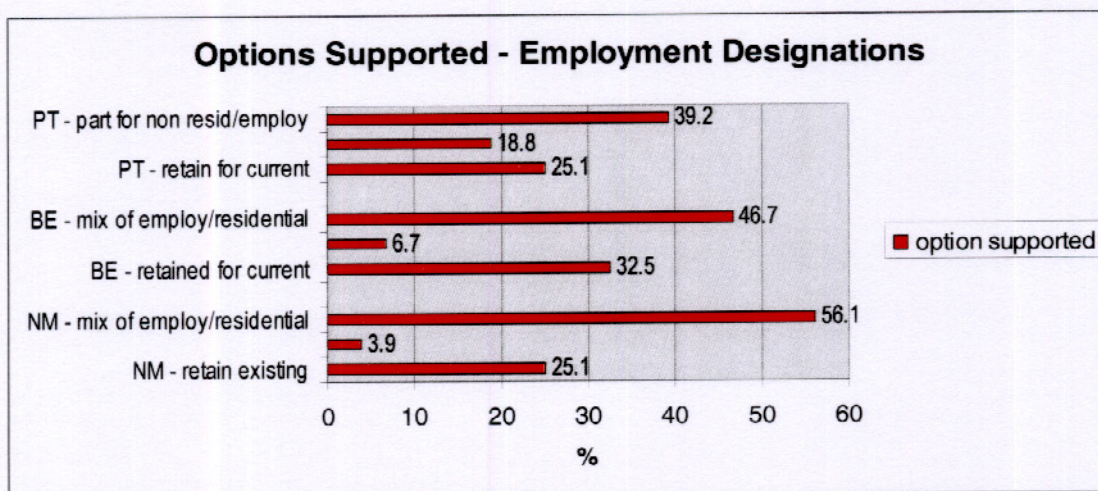
When asked should any changes be made to the detailed boundaries of the existing General Employment Areas 12.9% of respondents felt that there should be. 57.6% said that there should not be changes and 29.4% failed to answer the question.

- **Question 18: Changes to boundaries – General Employment Areas**
- *A heavier approach to employment area boundaries will produce a more compact solution to encourage easier management & dynamically related expansion*
- *Flexibility is the key, should be prepared to construct changes if the merits of the opportunity are significant*
- *All locations require better planning for transportation*
- *Any change to produce more jobs*
- *Apart from Maylands other sites stated could support both industrial & residential use*
- *As there is plenty of employment areas in the town*
- *Bourne End Mills*
- *Care should be taken with the Miswell Lane, Tring Site. Any increase in traffic volume at the junction of Miswell Lane and Icknield Way could cause major problems*
- *Contingencies only to be considered individually as and when needed*
- *Develop the many cards area where possible Lucas old site for example*
- *Employment is too varied and you cannot dictate where people work*
- *Enough employment areas already*
- *Existing employment areas are adequate for industrial/commercial development*
- *Extend them substantially*
- *I am against the separation of employment and residential areas, integrating will make richer environments and communities*
- *If land is unused use it for housing*
- *If new housing is being planned for HH we need more jobs for the extra housing*
- *Maximise use of existing space before using Greenfield sites*
- *Maylands since fuel explosion lot of firms pull out - left a lot of spare land for development*
- *Needs to be reconsidered if Buncefield recommendations reduce overall area available currently at Maylands*
- *Reasonable adaptation of rounding off acceptable, strong awareness of space for safety*
- *Re-development of existing areas not increase*
- *Some mixed blocks of apartments should be in general employment areas as we no longer have heavy engineering, this could be across the board. This encouraging local travel without car or buses.*
- *The industrial area i.e. Maylands H12 Avenue and surrounding Roads should be moved away from Buncefield H38*
- *There appear to be empty premises in existing areas*
- *There are already enough boarded up businesses within the existing boundaries*
- *There is a lot of traffic congestion around J8 of M1 and Maylands Avenue, so it would be good to look at possible sites on the west side of Hemel (perhaps off A41) so traffic would travel in opposite direction*
- *There seems to be a sufficient number of buildings being pulled down and rebuilt in the Maylands area, which stand empty, to be used up before considering extending areas!*
- *To bring more employment to the town*
- *Unemployment is high in our area, allowing for the Buncefield affect*
- *Use existing site more effectively*
- *We should encourage anything that's helping to get more jobs in the area*
- *We should have more local employment to reduce the need for community*
- *We should monitor these areas so that we can assess populated areas and grow them appropriately*
- *Where flexibility would make sense*

3.2 Types of Employment Designations

Respondents were asked about their support for options for the Nash Mills General Employment Area, the Bourne End Mills site; and the Paper Trail site.

The most popular option for the Nash Mills area was that of Option 3, 'redesignation for a mix of employment and residential uses', for Bourne End Mills, Option 3, 'a mix of the current employment use and the site being redeveloped for residential use'; and for the Paper Trail site, Option 3, 'allowing the redevelopment of part of the site for non residential / employment purposes'. Details of the responses are shown in the figure below.



3.3 Unimplemented Employment Proposals

When asked which of the options they support for the undeveloped employment land at Miswell Lane, Tring, the most popular option was that of the site being retained for employment use, (36.5%); with 23.5% opting for the site being redesignated for residential use with a new research of land allocated to enable the expansion of the GEA westwards, (23.5%).

Only 14.9% opted for the site being redesignated for residential use and 25.1% failed to answer the question.

3.4 Other Potential Employment Sites

When asked if there were any other areas of land that respondents would like the Council to consider designating for employment uses only fourteen respondents gave actual suggestions. (17 said that there were such areas but 3 of these did not make a suggestion).

Question 23: Other areas of land for employment purposes

- Again off A41 between Hemel and Tring
- Anywhere outside town
- Area by woodwells HH and Lucas Aerospace
- Bovingdon airfield
- Continuation of Icknield Way, Miswell Lane site towards the roundabout
- Develop Bourne End Mills to full potential, Bovingdon airfield
- Gas board site as I think this land could be very plotted for housing
- Hemel Hempstead- Civic zone area
- Jarmans fields waste ground in Hemel as long as it does not have an adverse affect on the nature area
- Land adjacent to Maylands - redevelopment of unused brown field sites
- Re development at Jarman Park site
- Site by site evaluation at all times to encourage local work of life schemes
- Stag Lane, Berkhamsted
- Why not use Buncefield site
- Would this include reuse of areas in Buncefield which are not yet rebuilt/improved etc since the fire up there?

3.5 Conversion of Employment Land to Other Uses

Only 23 people, (6.7% of respondents believed that changes should be made to the boundaries of Gossoms End,(West and East); Ebbens Road Apsley, Western Road Tring or London Road Markyate.

Question 24: Changes to Boundaries

- Again can Tring station commuters stand more traffic
- All based on merits, fit to locations etc
- All communion as supported in the current local plan
- All except Ebbens Road
- All of the above if some land can remain designated as business use
- As regions for local expansion
- Combine Gossoms End East & West. Develop Ebbens Road
- Ebbens Road, Apsley x 6
- Extended Considerably
- Gossoms could be improved with tasteful development, I suggest a coherent plan might incorporate better road management, shops and amenities.
- Gossoms End - Mixed of residential and employment, this land has been derelict way too long
- Gossoms End site has been a blot on the landscape for many years and needs to be developed
- Gossoms End, West, East. Stag Lane x 3
- If land is not being used, use it for affordable housing
- Tring - this area is fairly draconian and would be better as social housing
- Western Road Tring
- Western Road, Tring its not suitable for employment Land and would be better used as a brownfield site

Eight respondents mentioned changes to Ebburns Road, although one person felt that all should be changed with the exception of Ebburns Road. Five respondents commented on Gossoms End and two made direct observations about Western Road.

3.6 Potential Locations for Live/Work Uses

When asked where they considered Live/Work units could successfully be accommodated over two thirds of respondents considered that Maylands Business Area, (67.1%), could successfully do this. 5.1% mentioned other areas and 27.8% did not respond to the question. A number of respondents expressed concerns about siting residential accommodation in an employment site following the Buncefield explosion and others commented that they felt the idea of Live / Work units to be 'flawed'.

		Cases	Col Response
Q25: units accommodate	Maylands Business	171	67.1%
	Other	13	5.1%
	(not	71	27.8%

Question 25: Locations for Live/Work Units

- All town/neighbourhood areas
- Apsley Mills and Western Road Tring
- Apsley Mills, Primrose Hill Kings Langley
- Away from Buncefields
- Bourne End x 2
- Decent doctor/nurse quarters at Hemel Hospital at a low cost for students and newly qualified
- Directly off from A41
- Ebburns Road, Paper Mills
- Gossoms End East and West
- Hemel Centre x 2
- Icknield Way
- Jarmans fields, Hemel Hempstead
- Kodak building
- London Road, Markyate
- Nash Mills
- Neighbourhood centres, disused car sales in Fletchers Way
- Probably a number of suitable locations but it depends on the business nature
- Retain for businesses only
- Small business parks without residential areas
- Station Road, Kings Langley
- The undeveloped Miswell land area in Tring (obvious!) The fringes of the current employment areas Ebburns Road
- There is ample spare land around Mayland site
- Too clean in Maylands area
- Try to make it work in Maylands first then apply if successful to other areas