

**APPENDIX 1 – EMPLOYMENT AREA BOUNDARY ASSESSMENTS**

<b>Employment Area</b>	<b>Address</b>	<b>Recommendation</b>
<b>Elstree Way, Borehamwood</b>	Studio Plaza, Elstree Way, Borehamwood, WD6 1JN	Approximately 1.7 hectares of land ( <i>Studio Plaza</i> ) towards the west edge of the Elstree Way Employment Area is subject to planning permission for residential redevelopment. The scheme is currently under construction. It is considered that this new use (which takes up the majority of the site), given that it is neither ancillary to nor supporting of the main B-class use of the Employment Area, and located on its edge, should be removed.
<b>Stirling Way, Borehamwood</b>	Stirling Retail Park, Stirling Way, Borehamwood, WD6 2BT	Approximately 2.2 hectares of land ( <i>Stirling Retail Park</i> ) at the southern most part of the Stirling Way Employment Area has been redeveloped for A1 retail use. Currently the site is occupied by a Morrisons supermarket. It is considered that this use, given that it is neither ancillary to nor supporting of the main B-class use of the Employment Area, and located on its edge, should be removed.
<b>Cranborne Road, Potters Bar</b>	-	No recommended boundary changes.
<b>Station Close, Potters Bar</b>	-	No recommended boundary changes.
<b>Otterspool Way, Bushey</b>	Costco, Hartspring Lane, Watford, Bushey, WD23 8AQ	Approximately 5.9 hectares of land ( <i>Costco</i> ) at the Otterspool Way Employment Area is separate from the main part of the Employment Area and is located on the opposite side of Hartspring Lane. Costco, a large 'warehouse club' retailer, currently occupies the site. Although Costco's business model means that the site is currently considered to be in Sui Generis use, it is considered that the current use is more characteristic of an A1 than a B-class use. It is considered that this use, given that it is neither ancillary to nor supporting of the main B-class use of the Employment Area, and physically separate from the main part, should be removed.
<b>Centenial Park, Elstree</b>	-	No recommended boundary changes.