

Briefing Note



Aldermary House,
10 - 15 Queen Street,
London, EC4N 1TX

T: 020 3848 2500

W: indigo.planning.com

Ref: bfn.002..04250033
Date: 24 January 2018
Subject: Examination Statement – Land at Park City

EXAMINATION STATEMENT LAND TO THE REAR OF UNIT D, CITY PARK, WATCHMEAD, WELWYN GARDEN CITY

Introduction

1. We act on behalf of Legal & General Investment Management (“L&GIM”), in relation to the above (“the Site”) which is under its management (Location Plan attached at Appendix A).
2. We previously submitted representations to the Draft Local Plan Proposed Submission (“DLPPS”) public consultation in October 2016, on behalf of Aviva Investors, the then managers (our Ref. let.001.HM.RA.04850031).
3. For clarification, the Site is now under the management of L&GIM and this Examination Statement follows on from our previous comments of October 2016.

Overview

4. Paragraph 12.19 of the DLPPS states that areas of Urban Open Land (“UOL”) have been designated on the Policies Map (“PM”).
5. The Site is designated as UOL (PM Ref. UOL80) on Policies Map 3.
6. The Site is also designated as a Wildlife Site (PM Ref. WS197) on Policies Map 3.
7. Following an appeal, outline planning permission was granted for the construction of a use class B2/B8 unit with ancillary offices, car parking, cycle parking, diverted bridleway and associated works at the Site (LPA Ref: N6/2012/16544/OP and PINS Ref. APP/C1950/A/13/2198315) on 31 October 2013.
8. Reserved matters details have been submitted (LPA Ref: 6/2016/2216/RM) and were approved on 24 January 2017 and our client intends to implement the consent.

Soundness test

9. Given that site has full planning permission for B2/B8 uses, following an appeal hearing at which all relevant matters were considered by an independent inspector, and given the owner’s intention to implement the permission and construct the building permitted (and lay out the parking area and carry out the associated works also permitted), the proposed allocations (DLPPS Refs. UOL80 and WS197) are not the most appropriate strategy for the

site.

10. In view of the above, it would be confusing for the Site to be designated as proposed.

11. The proposed allocations are therefore not 'justified' and fail the soundness test at paragraph 182 of the NPPF.

Precise changes sought

12. The PM should be updated such that the Site is not shown as a designated area of UOL and Wildlife Site.