

Addendum to Cabinet 4 April 2017 and Council 10 April 2017

Introduction

Appendix A to Item 7 at the 16 March 2017 meeting of the Cabinet Housing and Planning Panel set out summaries of the main issues raised by consultees at the recent Draft Local Plan Proposed Submission consultation. Since that time a respondent has identified that one of their three representations was not summarised in Appendix A and does not appear on the online consultation portal.

Explanation

All three of the respondent's representations were duly made within the consultation period, and the missing representation has now been added to the portal. Because it was a comment on the Policies Map (Sheet 3), it has been given reference PSPM768.

Comment PSPM768 seeks a similar change to another of the respondents' representations (DLPPS1729), on Policy SADM10 *Employment Development*. This was summarised and reported at the 16 March 2017 meeting on p195 of the agenda (Appendix A3) as below:

DLPPS no.	Main issue	Changes sought	WHBC comment
1729	<p>Parts of EA1 Welwyn Garden City Employment Area should not be designated as employment land</p> <p>The Plan is not positively prepared, justified, effective and consistent with national policy because the outdated offices, 51 Bridge Road East, could be redeveloped to contribute towards the housing requirement.</p>	Remove the site from EA1 to allow redevelopment for residential.	<p>The Council has justified the need to retain and allocate land for employment uses. WGC Objective 3 in the Local Plan (paragraph 14.8) identifies the need to maintain a balanced supply of employment land to fulfil the town's role as a key centre for employment.</p> <p>The Economy study (2014) identifies EA1 as a good quality site that should be protected and therefore the council wants to maintain the employment area. Since 2013 EA1 has been significantly affected by permitted changes from office to residential. The council will consider an Article 4 Direction and improvement plan in this location to prevent further loss. No change.</p>

Because PSPM768 seeks broadly the same change as DLPPS1729, the 'WHBC response' in Appendix A would have been the same. The recommendation to CHPP would therefore not have altered, and it is not considered that the respondent has been disadvantaged. However, it is considered appropriate and necessary to include

the omitted representation and the response to it in the summary of main issues for Policies Map Sheet 3 (page 477, Appendix A5), in the manner shown below:

PSPM no.	Main issue	Changes sought	WHBC comment
768	<p>Parts of EA1 Welwyn Garden City Employment Area should not be designated as employment land</p> <p>The Plan is not positively prepared, justified, effective and consistent with national policy because the outdated offices, 51 Bridge Road East, could be redeveloped to contribute towards the housing requirement.</p>	Remove the site from EA1 to allow redevelopment for residential.	<p>The Council has justified the need to retain and allocate land for employment uses. WGC Objective 3 in the Local Plan (paragraph 14.8) identifies the need to maintain a balanced supply of employment land to fulfil the town's role as a key centre for employment.</p> <p>The Economy study (2014) identifies EA1 as a good quality site that should be protected and therefore the council wants to maintain the employment area. Since 2013 EA1 has been significantly affected by permitted changes from office to residential. The council will consider an Article 4 Direction and improvement plan in this location to prevent further loss. No change.</p>

Recommendation

In light of the above, Members are asked to note the inclusion of the omitted comment PSPM768 in the Main Issues summary, and agree that no change be made to the Draft Local Plan Proposed Submission or Policies Map as a result of the representation.