

ANNEX 1 – Question 6

Legal & General Property (L&G) controls an area of land to the east of Rowley Lane, Borehamwood. The land is currently designated as Green Belt, but the Hertsmere Local Plan Core Strategy (2013) states that the Green Belt boundary will be redrawn to reflect the removal of part of this land for safeguarding for employment use (Policy CS13 – Green Belt). The Core Strategy also states that the new boundaries resulting from these changes...will be determined through the Site Allocations and Development Management DPD (para 5.9).

L&G has now received a resolution to grant outline planning permission for the development of this site (plus additional land) for a Centre of Sporting Excellence (Ref. 14/1735/OUT). These representations take account of this resolution to grant.

The explanatory text to policy SADM10 – Safeguarded Land for Employment and Development confirms that the site is not in the Green Belt and that a *'sports hub or sports centre of excellence is considered appropriate, particularly if it creates new jobs and can be accommodated satisfactorily in its surroundings'*. This explanatory text is supported in the context of the Centre of Sporting Excellence proposals which will soon be granted planning permission.

However, to reflect the site's removal from the Green Belt and to ensure consistency of approach throughout the document, we suggest that Policy SADM10 is amended as set out in the answer to question 7.

We consider that this reference to the Green Belt in the policy is unnecessary, unjustified, and inconsistent with the site's removal from the Green Belt. In accord with the NPPF a plan should provide a practical framework on which decisions on planning applications can be made. The policy is therefore unsound.