

TEMPLEWOOD SECURITIES LTD

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Mark Peacock
Senior Development Management Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Dear Mark,

I write on behalf of Templewood Securities, the freeholder of Blackhorse House, to clarify any concerns regarding the proposed parking provision set out within the prior notification submission (Reference No. 6/2017/1176/PN11). First and foremost, Templewood Securities would like to confirm we have no intention of frustrating the redevelopment of Salisbury Square, a development we fully support and feel will positively enhance the local area. Secondly, we acknowledge the proposed land swap with Gascoyne Cecil Estates, yet at the time of writing we also acknowledge this land swap is not complete. As such, Templewood Securities have suggested car parking spaces that we are able to provide should the prior notification be implemented immediately and in advance of the land swap completing. The number of proposed spaces not only complies with Welwyn Hatfield Borough Council requirements, it was also thought to provide a most robust and straightforward method with which to proceed through the prior notification process as the scheme relies solely on land currently within the curtilage of the applicant. This application should not be cause for concern and the principle of a land swap will be progressed as a separate matter.

We note within Planning Application S6/2011/1994/FP made on behalf of Gascoyne Cecil Estates, the planning committee report states *"The applicant has informally suggested that the arrangement of allocated spaces is indicative and may be subject to change. Parking spaces do not necessarily need to be allocated as unallocated parking can provide a common resource which can be controlled by use of parking permits."* In line with this flexible view and if required, Templewood Securities would be willing to proceed on the basis of having the number of spaces conditioned within the consent, irrespective of final location. We feel this is the most proactive way of guaranteeing the required number of spaces is provided and allows flexibility for the forthcoming redevelopment.

I hope this letter had provided comfort that Templewood Securities are in support of the redevelopment of the Salisbury square and are actively seeking to work with all involved.

Yours sincerely,

Zoe Fox
Director
Templewood Securities