

Further Statement

Our ref 06620/12/NT/JL
Date 8 September 2017

Issue 1 **Is the Plan legally compliant? Does the Plan contain a robust spatial vision and justified strategic objectives consistent with national policy and in general conformity with the London Plan?**

1.0 Introduction

1.1 This Further Statement has been prepared by Lichfields on behalf of St Paul's School (SPS or 'the School') to respond to the questions raised by the Inspector in relation to Issue 1 in so far as they are pertinent to the School's objection to the Local Plan Review. This Statement responds to questions 6 and 13.

2.0 Response to question 6

Has the Plan been prepared to be consistent with the National Planning Policy Framework (NPPF) and in general conformity with the London Plan?

2.1 This question has been addressed in the written representation (comment ID 331) in relation to the SPS specifically.

3.0 Response to question 13

Are the changes proposed to the map currently sufficiently clear and comprehensive?

3.1 No. They have not reflected evidence submitted on behalf of the School that confirms that exceptional circumstances do exist at SPS to justify a limited amendment to the Metropolitan Open Land (MOL) boundary as part of this Local Plan Review process consistent with NPPF para 83.

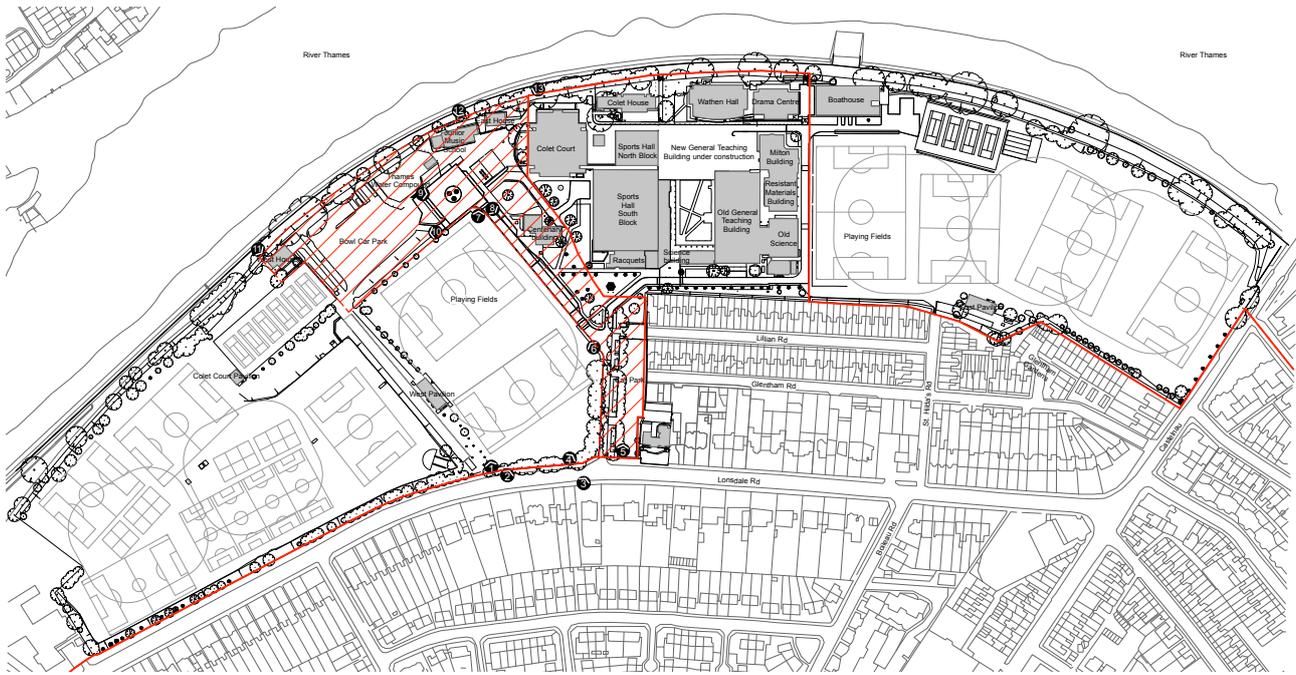
3.2 The following changes, shown on the Plan in Appendix 1 attached are requested to the MOL boundary at the School to address this:

- 1 Redraw the boundary of the MOL along the western and south-western edges of the main access drive excluding the existing car park, road and turning head as well as existing buildings to the west of Colet Court (now known as St Paul's Juniors).
- 2 Redraw the boundary of the MOL along the roadway to the south-east and south-west of the bowl car park to the west of the School to exclude largely hardsurfaced and developed areas such as the large car park, Thames Water Compound and buildings including West House.

3.3 This would provide a clearly distinguishable and permanent edge to the MOL consistent with national policy (NPPF 83).

3.4 More details on the case for this change are provided in relation to Hearing 7/ Issue 7 and in written representations (comment ID 331 and Appendix 23).

Appendix 1: Plan showing area requested to be removed from the MOL



Site Plan, 1.2000



Aerial Image, NTS

KEY

- Existing Metropolitan Open Land (MOL) boundary
- - - Proposed Metropolitan Open Land (MOL) boundary
- /// Denotes land proposed to be removed from MOL status

for consultation

Notes	Rev Date 00 17.08.2016	Amendment Issued for first consultation on the draft Local Plan		WALTERS & COHEN ARCHITECTS St Paul's School, Masterplan		2 Wilton Street, London W1C 3NL 1604-PR-1002 MOL boundary		Telephone 020 7428 9751 mail@waltersandcohen.com	
	Checked by MAC	Scale 1:2000@A1		Date Drawn 17.08.2016	Job No. 1004	Drawing No. 1604-PR-1002	Revision 01	<small>© This drawing is copyright. Do not scale. Check dimensions on site.</small>	