

Statement on Existing Use Class

Site: Unit 11-12, Jubilee Trade Centre, Jubilee Road, Letchworth Garden City, SG6 1SP

Use Class: B2 (General Industrial)

1. Introduction

We consider that the site's established and lawful use falls within **Use Class B2 (General Industrial)**, as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).

This statement is submitted to demonstrate the continuous industrial use of the site and to support a Lawful Development Certificate application.

2. Historic and Continuous Industrial Use

2.1 Oasys Technologies Ltd

The property was formerly occupied by **Oasys Technologies Ltd**, a manufacturing company, and remained in active manufacturing use until our purchase on **03/09/2021**.

Supporting evidence:

- **Appendix 1:** Lock out agreement with Oasys Technologies Ltd
- **Appendix 2:** Capture of Oasys Technologies website confirming manufacturing activities

2.2 Borg Warner

Prior to Oasys Technologies Ltd, the site was occupied by **Borg Warner**, who operated a manufacturing facility on the premises from the 1960s.

Supporting evidence:

- **Appendix 3:** Patent linking Borg Warner to the estate
 - **Appendix 4:** Capture of Borg Warner website confirming historical manufacturing activities
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3. Continuity of Industrial Use

The site has been in continuous manufacturing use for several decades. Many neighbouring units on the estate also continue to operate as manufacturing or general industrial premises.

This long-standing pattern of industrial activity confirms that the lawful planning use of the site is consistent with **Use Class B2 (General Industrial)**.

4. Conclusion

Based on the evidence provided, our proposed use:

- **Confirms the established B2 use of the site**
 - **Does not constitute a material change of use**
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5. Appendices

- **Appendix 1:** Lock out agreement with Oasys Technologies Ltd
- **Appendix 2:** Capture of Oasys Technologies website showing manufacturing operations
- **Appendix 3:** Patent linking Borg Warner to the estate
- **Appendix 4:** Capture of Borg Warner website showing manufacturing activities