

**SUPPLEMENTARY DOCUMENTS FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Tuesday 8 June 2021 at 7.30 pm
Council Chamber, Civic Centre**

The attached documents are due to be considered at the meeting listed above and were unavailable for circulation when the agenda for the meeting was published. The agenda items to which the documents relate is noted below.

AGENDA

7. HW/FUL/20/00569 - Purford Green Development Site (Pages 2 - 9)
10. HW/FUL/21/00148 - Harlow Leisurezone, Second Avenue (Page 10)

Item 7

HW/FUL/20/00569

Purford Green Development Site

A further 4 representations have been received. Each issue raised is addressed below.

Ecological Impact – The identified hedgerow (H2) is a Habitat of Principle Importance and should be protected as it is a rich species green zone. It is believed the layout has changed and the habitat zone has become smaller. (South-West)

Officer response

Ecological Report States: “Hedgerow H2 located on the south-west boundary of the site was intact and species rich (Photo 4.4). H2 was c. 45 in length, c. 3m tall and c. 2m wide at the base. Woody species comprised silver birch *Betula pendula*, hazel *Corylus avellana*, elder *Sambucus* sp., box *Buxus sempervirens*, field maple *Acer campestre*, dog rose *Rosa canina*, bramble *Rubus fruticosus*, and blackthorn *Prunus spinosa*. This hedgerow was a Habitat of Principle Importance and also an Essex and UK Priority habitat Section 41 (NERC Act, 2006).

Paragraph 5.2.2 States: “• Retain native hedgerows and trees where possible and protect where required during construction with Heras fencing in line with Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012 (BSI, 2012);

- Replant any trees lost to the development with native specimens of local provenance (refer to Appendix 6 for suitable species); and
- Link existing hedgerows where possible to preserve habitat connectivity.”

The recommendations are subject to proposed condition 23 and will ensure that the proposal does not harm the ecology of the site and wider area.

Impact on 157 Little Brays - “Proximity of Plot 25 building and side elevation windows will be overlooking the gardens on the north.”

Officer response

The proposed upper floor windows are to non-habitable rooms and serve a 1st floor utility room and staircase. Taking account of the use of these rooms the distance and relation to 163 Little Brays the proposal would not harm the residential amenity of this occupier.

Environmental Impact Assessment – Has one been carried out ?

Officer response

The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. The regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.

Screening' is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should normally take place at an early stage in the design of the project. However, it can also occur after a planning application has been made or even after an appeal has been made. A developer can choose not to seek a screening opinion for a Schedule 2 development, and proceed to prepare and submit an Environmental Statement or alternatively decide to make an application.

For this scheme a pre-screening process was undertaken and given the size of the proposal and its impact that a formal screening opinion was considered not necessary.

Overlooking of school – “Overlooking the school and is a child protection issue for the children it is too close to build houses.”

Parking and Congestion – “Parking is an issue already around the school area this will create more congestion.”. “Currently there is considerable congestion due to the volume of traffic and there is an issue with parking in this area. If the proposed development is approved it will only make the situation much worse.

Flooding and Drainage – “Several years ago we had an issue with flooding and some houses in the cul de sac experienced flood damage to their houses. If the development is approved this could impact on the drainage of rainfall which could have a direct impact on our houses.”

Officer response

The above issues are considered fully in the Officers' report.

Proposal

Amended Plans and Further information have been received from the applicant

1. Landscape Issues

“Issue – “We question the extend of tree planting and the practical approach in delivering a majority of the trees. Trees location in the landscape beds to the front of the dwellings to the main access road are not realistic. Little growing volume or room to establish will not create the effect the scheme is looking to achieve. We would recommend low level ornamental planting where we would push for street tree planting is explored further to

help break up the long continuous vista to the main access road and assist in adding some element of green infrastructure to the proposals.”

Response - We can confirm that we will take the approach suggested, the details of which can be agreed as part of the landscaping condition.

Issue – “As outlined above we would question whether tree planting can be achieved in the parking areas of other confined spaces around the scheme. We would request further details are provided around tree pit details demonstration rooting volumes.”

Response - We can specify a cell system for tree pits; this will increase costs but we agree to undertake this: <https://greenblue.com/gb/products/arborsystem/>

Issue - The green space on the arrive to the east of the entrance junction is underwhelming and considered dead space. There is a clear missed opportunity to delivering as well needed public space. The use of seating, footpaths, play and further tree planting would be required. This space holds opportunity in serving the development but also being a key space for the school where parents and children can meet and play before and after school. The proposals to this space currently are unacceptable.

Response – “We disagree that we should encourage this use by providing seating. We cannot have more trees in this area as the underground storage tank takes up most of the space.”

2. Footpath Works

“Many thanks for providing a specification for this in your email to Emma of 28th May, which has been considered following a site visit by our team, who have checked dimensions. As a consequence, based on these rates we have costings as follows:

- Option 1 - Repair Path and New Lighting £13,535
- Option 2 - Renew Path and New Lighting £17,650

The costings assume only the footpath requires works and excludes the ‘forecourt’. The costs also include a provisional sum of £1,500 for UKPN works to connect the new lighting columns to the existing street lighting power supply. Works to replace boundary treatments either side of the footpath are excluded.

On the basis of this we would advise that this is an issue not included in our financial assessments of the scheme, which inevitably has an impact. However, in the interests of continuing to work positively with the Council, we would agree to option 2, but only on the basis that this is fixed as a cap, and is achieved via the Section 106.

In this regard, you queried whether the amount would need to be paid to ECC as the footpath is adopted. We have undertaken a land registry search below which suggests that the land is in fact in Harlow Council’s ownership. Perhaps you could check with your colleagues and we can discuss further.”

3. EVCP Provision

“Further to Members’ query, our understanding is that the Essex Design Guide asks for dwellings with off-street parking to be fitted with a standard (3-7kW) chargepoint. For dwellings with no off-street parking, 10% of the unallocated bays should have an active chargepoint. A further 10% should have the necessary underlying infrastructure (i.e. cabling and ducting) to enable quick, simple installation at a later date.

I can confirm that a single socket EVCP will be provided to all dwellings within in-curtilage parking, which comprises 20 units. Additionally, 4 communal EVCPs will be provided, suitably distributed amongst the parking courts. The extent of additional ducting for future provisions beyond this will be reviewed and confirmed. All EVCPs are to be fast charging, 7.2kW with a typical charge time of 2-4 hours, and of a high quality specification.

Therefore, we surpass the EDG guidance and help future proof the scheme in this regard.”

4. Southern Parcel Layout

Issue - “Overall, it is considered the approach and delivery of the arrangement of the proposed dwellings is suitable to the size and arrangement of the site. There is one area we consider to not provide the best approach where space and arrangement does not make the best use of land. Plots 25-27 detract from the overall quality of development where their location and siting do not respond to either the habitat area or street scene. The awkward arrangement which has rear gardens backing onto open space has the potential of create an unwelcoming and unsecure environment. The configuration and arrangement of the southern parcel to the development, in our opinion, holds further potential in encompassing the habitat area and focusing dwellings to the eastern and southern boundaries. Here homes would face onto open space rather than back on, address with wider green corridor which is formed to both the east and west of the site and provide a safe and welcoming open space which links to the south connection point.”

Response - The layout to the Southern portion of the site has been developed to minimise tree loss and promote retention, by siting trees in public amenity space, rather than private amenity space. If the habitat zone had been absorbed into the private garden space, the wild vegetation would have been removed and the trees may also have been cut down.

In addition, access is required to the adjacent school field as currently shown on the site layout. This new access point replaces and preserves an existing emergency right of way that is currently accessed via Stile Croft to the South.

The retention of this space is a positive contribution to the climate emergency and will provide a green amenity space within this urban environment for the enjoyment of all. There will always be opportunities for a very small minority to participate in undesirable activities, and this should not prejudice the removal of this landscape route for the majority. Considering this, the habitable rooms to plots 25-27 have been located to the rear of the dwellings, to assist in policing this space. The green habitat zone will be well lit at night and with appropriate planting (e.g. pyracantha) to discourage activities within the space.

5 Gateway (Plots 1&3)

“The arrival into the site has also been raised as a potential issue where it is considered confusing to which street the gateway buildings address. From the street scenes provided it appears as though the main focus onto Little Brays is of the side elevations and long extent of garden wall where the primary elevation faces into site. We appreciate that neighbouring arrangement approach development in this manner but question how this development will be perceived when arriving. The three storey elevations fronting Little Brays are inactive and provide little interest in a primary access route. Ideally, we would push for the gateways builds to address and connect with the wider highways ensuring the development isn't inward looking and turning its back onto the community it is being developed within. Given the scale, height, and prominence of the buildings we would request further review is undertaken to address this arrival.”

Plots 1&3 have been designed to take cues from neighbouring development, as acknowledged by the comments. We feel that presenting primary elevations to Little Brays would out of character with the context, but we have enhanced the gable presentation elsewhere, by introducing several windows to the side elevations. These windows enable passive surveillance of Little Brays and the Northern public open space, and a partial three-storey 'dormer' element addresses the corner. Additionally, the intentional step-back in the building line at Plot 3 opens the development to Little Brays to prevent an inward-looking atmosphere.

6 Brickwork

“We raise concerns around the extent of grey, in particular the grey brick to the dwellings, black and grey asphalt road and pavement, along with the grey block pavers to the drives. We would consider the grey approach to be overbearing to the development which a more mixed palette of materials would help break up this up further. This combined with the limited landscaping to the streetscenes could create a harsh environment.”

A singular facing material of high-quality buff-grey brickwork has been proposed throughout the design, responding to the wider & immediate context, which utilises a limited palette of natural materials. This approach is supported in the Harlow Design Guide, specifically mentioning the use of “brick and clay roof tiles, to create bold massing and compositions with unfussy lines”. The existing Little Brays environment is a palette of homogeneous brickwork colour, which is the defining character of this area.

We consider that this buff brick with grey flecks will create a warm façade and we could introduce colour by having a palette of colours for use on front entrance doors, not too dissimilar from the second photo below. These details can be provided by condition if approved.

It should also be recognised that a considerable number of dwellings will have trees and all dwellings have gardens, which will provide the splash of colour against a buff background..

Officer Response

The plans condition has been updated to reflect the additional plans and additional information that has been submitted.

An updated ecology survey has been submitted. The contents of the 2018 report still apply however the recommendations have been updated. Therefore, condition 22 should be amended as follows:

Condition 22

The development hereby approved shall be carried out in accordance with the submitted details and recommendations set out in the submitted agb Environmental Ltd report 2018 and the Updated Ecology Survey June 2021.

REASON: To protect the ecology of the site, in accordance with the NPPF.

Also, the recommendation should be amended to delete:

d) A financial contribution towards the upgrade of the footpath between Little Brays and Stile Croft.”

The footpath improvement works can now be delivered through a condition which should read as follows:

23. No development shall take place until a detailed scheme for the improvement of the footpath identified in plan 6659-1109 shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON To ensure access to the site and improvement of the footpath in accordance with policy PL1 of the Harlow Local Development Plan 2020.

Condition 23 should now become condition 24 and should now read:

24 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

REASON: For the avoidance of doubt and in the interests of proper planning .

Plan Reference	Version No.	Plan Type	Date Received
6659-1303-P3	Sheet 3 of 3	Proposed Street Elevations	24.11.2020
PSF1157PG100	A	Hard and Soft Landscaping Proposals	12.05.2021
6659-1202-A1-00-p4	Hse Type A1	Proposed Plans and Elevations	05.05.2021
6659-1101-C	--	Site Location Plan	07.05.2021
6659-1102-01	--	Existing Site Plan	07.05.2021

6659-1104-B	--	Demolition Plan	07.05.2021
6659-1103-P10	--	Proposed Layout Plan	25.05.2021
6659-1201-A-00-P4	Hse Type A	Proposed Plans and Elevations	05.05.2021
6559-1203-A2-00-P4	Hse Type A2	Proposed Plans and Elevations	05.05.2021
6559-1204-A3-00-P4	Hse Type A3	Proposed Plans and Elevations	05.05.2021
6559-1205-B-00-P5	Hse Type B	Proposed Plans and Elevations	28.05.2021
6559-1206-C-00-P5	Hse Type C	Proposed Plans and Elevations	28.05.2021
6559-1207-C1-00P5	Hse Type C1	Proposed Plans and Elevations	28.05.2021
6559-1209-E-oo-P4	Hse Type E	Proposed Plans and Elevations	05.05.2021
6559-1210-F-00-P4	Hse Type F	Proposed Plans and Elevations	05.05.2021
6559-1211-A4-00-P1	Hse Type A4	Proposed Plans and Elevations	05.05.2021
6659-1702-P4		Proposed Plans	05.05.2021
	Accom& Amenity		
6659-2002		Proposed Plans and Elevations	05.05.2021
	Substatio n		
6659-1108-P1	Roof level	Proposed Layout Plan	05.05.2021
PSF1157PG200-01	Rev D	Planting Plan	05.05.2021
PSF1157PG200-02	Rev D	Planting Plan	05.05.2021
6659-1208-D-00-P8	Hse Type D	Proposed Plans and Elevations	28.05.2021
6659-1301-P6	Sheet 1 of 3	Proposed Street Elevations	06.05.2021
6659-1302-P5	Sheet 2 of 3	Proposed Street Elevations	06.05.2021
04060 - TR - 01	Rev P3	Site Access Plan	21.01.2021
	Noise & Dust	Noise Assessment	12.01.2021
6659-1109-		Footpath works	08.06.2021

INFORMATIVE CLAUSES

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address these concerns. As a result, the Local Planning Authority has been able to grant planning

permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Item 10

HW/FUL/21/00148 – Harlow Leisurezone, Second Avenue

Public consultation

5 local residents wrote in objection comments to the application following the publication of the Committee agenda and reports.

- The vaccination centre would need to be relocated
- The Leisurezone should be used for sports facility and it is inappropriate for a church
- Disagree with the belief and ideology of the church (CRC)
- The Leisurezone is supposed to be an inclusive place for the community. Having a religious group in the Leisurezone would discourage people of other religious or beliefs from using the sporting and leisure facilities.
- If the church is reaching out to promote themselves within the Leisurezone, other uses would be severely disturbed, particularly vulnerable people with mental health issues
- There are other locations for religious education within the district, but spaces for science education are not readily available elsewhere
- A request to hire this space was quoted at £80,000 which for sports was extremely high

Officer's response

The current vaccination centre is a temporary facilitate in response to the COVID situation, and therefore carry limited weight in the assessment. The matter has been discussed comprehensively within the report.

Hire costs and religion are not a material consideration

The principle of the development has discussed at length within the body of the report.

In conclusion, the additional letters of representation received do not alter the Officer's recommendation to grant planning permission subject to conditions