

Supplementary Representation

Application Number: HW/FUL/17/00370

Application Site: Service Industry Bays, The Stow

Additional representation received from St. Andrews.

THE STOW SERVICE BAYS PLANNING APPLICATION ALLEGEDLY BASED ON THE 2016 DESIGN BRIEF

It is currently proposed by FULL planning application to proceed with a mixed use regeneration of The Stow Service Bays within the plan period of the emerging Harlow Local Development Plan the subject of an Examination in Public at the Civic Centre in early April 2019. The current application HW/FUL/17/00370 is to be determined at a Planning Committee meeting 17 April 2019 and would leave the service bays bordering St. Andrew's House for the time being.

The current application on which Ministers of St. Andrew's Methodist Church and David Stockdale as Property Committee Secretary at Southdown, Tye Green Village are to be consulted shortly for the first time since autumn 2017 is for 98 flats above ground floor small business units of similar size to the existing service bays units and over the existing 20-space car park at The Stow.

I would advise that the sustainable environmental capacity of The Stow Service Bays site with a view to maintaining both an acceptable level of circulation within the neighbourhood shopping centre and the integrity of the memorial tree planting area of landscaping adjoining the vestry and prayer chapel of St. Andrew's is no more than 75 flats. The proposed figure of 98 is more akin to densities within Greater London at, for example, Boroughs of Tower Hamlets and Newham and would depart from the established character of Harlow to sit harmoniously within the local landscape as a "Clean, Green, Safe town".

The case officer reports that the site has the capacity to accommodate 70 dwellings and that The Stow SPD of 2016 in principle seeks to enhance the public realm while outlining short, medium and long term aspirations for the redevelopment of The Stow.

Heritage England (or English Heritage as in 1998) have not been consulted given the distance of the site from Moot House and Our Lady of Fatima Grade II listed Buildings, but their specialist Inspector when confirming Grade II list status for the Orchard Croft townhouses stated that he would support Environmental Area status for the The Stow shopping precinct. That would involve protection of informal open spaces such as the memorial tree planting area north of and adjacent to St. Andrew's prayer chapel and the vestry which remains worthy of retention and enhancement.

To conclude, the current full planning application constitutes a material over-development of The Stow Service Bays site by comparison with the outline proposal which at 70 flats density reflected the Stow Neighbourhood Centre Design Framework SPD (2016) that stated that

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one parking space per small business unit would be acceptable. The full application provides for 49% vehicle parking spaces only so that St. Andrew's House and St. Andrew's Methodist Church will need to install an electronically controlled or lockable gate to restrict access to housing association tenants and church members and visitors only (as operates at North Chingford Methodist Church).

For the above reasons arising from over-development in principle, members attending the Annual Church Meeting on 14th April are recommended to register a strong objection to the application for 87 flats and 11 live/work units mixed use redevelopment of The Stow Service Bays.

Peter Mountsteven, BTP, MRTPI (Retired)