

**REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE**  
**1 July 2020**

**REFERENCE:** HW/REM/19/00323

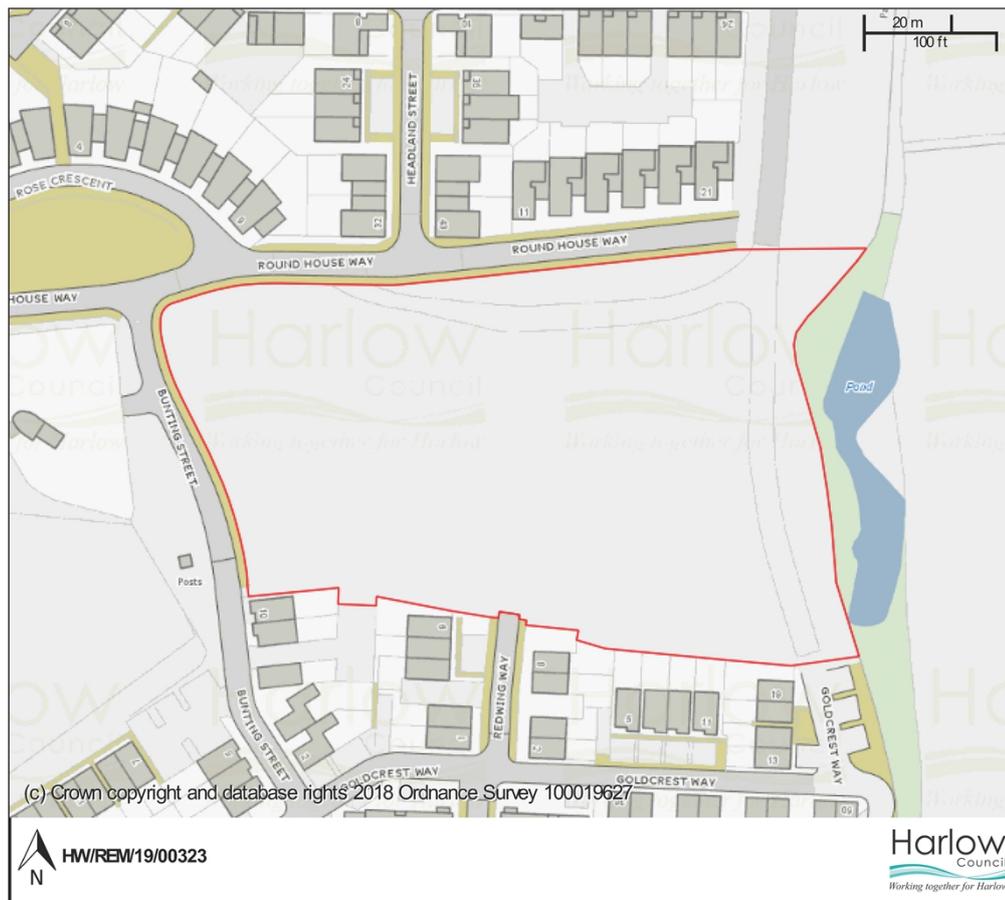
**OFFICER:** Patricia Coyle

**APPLICANT:**

**LOCATION:** Sector V  
Phase 2B Newhall Project  
Redwing Way  
Newhall  
Harlow  
Essex

**PROPOSAL:** Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to the development of the site to provide 49 residential units (use class C3) and associated car parking and infrastructure works associated with approved application HW/PL/04/00302 Phase 2, Newhall).

**LOCATION PLAN**



**REASONS BROUGHT TO COMMITTEE**

There are more than two objections relating to this proposal.

## **PROPOSED DEVELOPMENT**

Approval of reserved matters (access, appearance, landscaping, layout and scale) relating to the development of the site to provide 49 residential units (use class C3) and associated car parking and infrastructure works associated with approved application HW/PL/04/00302 Phase 2, Newhall).

### **Application Site and Surroundings**

The site is located to the south of Round House Way, to the east of its junction with Bunting Street and west of Magpie Road.

It is comprised of an open area which has been cleared ready for development. There is a slight fall north/south across the site.

The site forms part of the new Newhall Neighbourhood with housing areas already constructed to the south (including Redwing Way and Goldcrest Way) and north of the site (including Rose Crescent and Headland Street).

On the opposite side of Bunting Street is The Round House, a Grade II Listed Building, beyond which lies the Newhall Primary Academy school and grounds.

### **Details of the Proposal**

The proposal follows from the outline approval ref. HW/PL/04/00302 for Phase 2 of development at Newhall and is for the approval of all reserved matters (access, appearance, landscaping, layout and scale) relating to the development of the site, Sector V, to provide 49 residential units (use class C3) and associated car parking and infrastructure works.

## **RELEVANT PLANNING HISTORY**

Application Reference Number: HW/PL/04/00302

Proposal: Outline planning permission is sought for the erection of 2,300 Dwellings Including Parkland and Recreation, Employment and the Development of the Local Centre into a Full Neighbourhood Centre

Application Status: Grant Permission Subject to S106

Date Application Received: 26 July 2004

Date Application Decided: 27 June 2012

## **CONSULTATIONS**

### **Internal and external Consultees**

#### **Council's Arboricultural Consultant**

The Landscaping proposal is acceptable. Trees around the site should be protected during construction. This is acceptable. No objection

#### **HDC - Cleansing and Environment**

No Comment Received.

#### **Essex County Council - Highways**

No objections subject to condition relating to surfacing materials and marking out of vehicle parking and turning areas and their retention.

**Environment Agency (Hertfordshire & North London)**

No comments

**Natural England**

No objection. The proposed development will not have significant adverse impacts on statutorily-protected nature conservation sites or landscapes.

**Essex Wildlife Trust**

No Comment Received.

**English Heritage**

No comments.

**Place Services**

The development area has previously been evaluated and no further archaeological work is required.

**Designing Out Crime Officer for Epping Forest & Harlow**

No Comment Received.

**Essex County Fire and Rescue Service**

No Comment Received.

**Sustainable Drainage Team**

Surface Water drainage is to be considered under the discharge of conditions on the outline scheme. In relation to flooding, expert advice should be sought.

Thames Water have responded that they have no objections

**HDC - Housing Services**

No Comment Received.

**Place Services - Heritage**

The proposal would result in less than substantial harm to the adjacent listed building, The Round House, Grade II Listed. Amendments should be made to reduce the impact on the setting of the Listed Building by amending the location and design of properties close to the entrance to the Listed Building.

**NHS West Essex CCG**

No Comment Received.

**Neighbours and Additional Publicity**

Number of Letters Sent: 127

Total Number of Representations Received: 5

Date Site Notice Expired: 16 October 2019

Date Press Notice Expired: 17 October 2019

**Summary of Representations received**

There were 5 objections received on the following grounds:

- Loss of quiet, safe country-side environment
- Children should be able to continue to play on the street and not have to walk to school on a busy road
- Redwing Road should not be a through road

- Bunting Way should not become a busy two-way road as it leads onto development where there is no public footpath
- There is no proper landscape and infrastructure plan for the area
- Density would be similar to London Boroughs
- Increase in traffic/traffic-jams at peak times
- The proposal would introduce dangerous traffic and speeding vehicles
- Increased pollution and noise from residents
- Inadequate parking across the estate and only a single entrance road
- overlooking and loss of privacy
- Loss of sunlight
- Loss of views
- Loss of wildlife
- Parking restrictions should be increased as well as traffic calming measures and additional footpaths to existing development
- Previous purchasers were told there would not be any further buildings

## **PLANNING STANDARDS**

National Planning Policy Framework (NPPF) (2019) - sets out the Government's key economic, social and environmental objectives and the planning policies to deliver them. These policies will provide local communities with the tools they need to energise their local economies, meet housing needs, plan for a low-carbon future and protect the environmental and cultural landscapes that they value. It seeks to free communities from unnecessarily prescriptive central government policies, empowering local councils to deliver innovative solutions that work for their local area.

## **PLANNING POLICY**

BE1:"Character and Identity" new and extended buildings should relate to their setting to strengthen, enhance, protect or create local character. Permission will be granted for new development providing: it is well connected to and integrated with the wider settlement; the height massing, layout, appearance and landscape makes an appropriate visual relationship with that of the form, grain, scale, materials and details of the surrounding area; building design is specific to the site and its context; it enhances the character, image and perception of the area when highly visible.

BE12:"Archaeology" permission will not be granted for development proposals that would adversely affect the site or setting of a Scheduled Monument or other archaeological site of national or particular local importance.

BE21:"Newhall Plan" the developer will be required to submit a Masterplan for approval. It will incorporate a design statement that will demonstrate in principle and in detail how development will encompass the Local Plan Design Policies and those in the Essex Design Guide for Residential and Mixed Use Areas.

BE3:"Sustainable Development" development on previously developed land at a higher density than that existing will be supported providing; it is accessible by public transport or is in a sustainable location relative to proximity to supporting services and/or employment sites; does not result in over development; is compatible with the character of the area and urban design policies and guidance.

BE4:"Accessibility" permission will be granted providing provision has been made to achieve accessibility for disable people, including accessibility to any public or private open space that serves the development.

BE7:"Listed Buildings" permission for development that would necessitate the demolition of a listed building, or buildings, or compromise its/their character or setting, will not be granted.

IMP1:"Planning Obligations" permission will only be granted for any development if the provision is secured for related infrastructure, services, facilities and environmental protection which are fairly and reasonably related to the scale and in kind.

H3: "Housing Needs" land shown on the Proposals Map for further development of the new neighbourhood shall not be released for development until after 2011.

H4: "House Types" new housing and conversions will be required to accommodate a range of dwelling types which reflect the housing need requirements for Harlow.

H5: "Affordable Housing" on site of 15 or more dwellings or more than 0.5 of a hectare affordable housing provision will be negotiated. 33% affordable housing is the baseline for such negotiations.

T3:"Transport Impact Assessments" major developments generating the equivalent of 50 passenger car units or more per hour will be required to produce a TIA, developments will be refused where significant impacts are identified and not mitigated against.

T6:"Cycling and Walking" new developments, including re-developments, changes of use and town centre and transport interchange improvements will be required to provide: safe, direct cycleways within the development; appropriate contributions to improve and develop cycleways serving the development; links to the existing cycleway network; safe, secure and convenient cycle storage; other facilities for cyclists as appropriate.

T9:"Vehicle Parking" parking shall be provided in accordance with the adopted vehicle parking standards. Justification is required for the amount of car parking proposed on an operational need and, if applicable, a Green Commuter Plan.

L2:"Open Space and Playgrounds/Play Areas" for new development the following provisions will be sought: on residential developments of more than 10 dwellings, public open space and inclusive playgrounds/play areas are required to be provided; off site contributions may be considered where it is not possible to provide it on site due to the circumstances of the development, or if there are particular deficiencies in the surrounding area; open spaces/playgrounds should be offered for adoption to the Council, with an agreed maintenance contribution.

NE11:"Trees and Hedgerows" in considering applications for development affecting trees or hedges the following may be required: a survey of the site and trees and hedges concerned; oppose the loss of trees and hedgerows of amenity value and wildlife importance; serve TPO's to protect trees with public amenity value; may impose conditions to ensure the retention or replacement of trees and hedgerows of amenity value or wildlife importance and their protection during construction.

NE12:"Landscaping" major developments shall be accompanied by details of landscaping features and wildlife habitats and suitable landscaping schemes to mitigate against any impact, along with new landscaping.

### **Harlow Local Development Plan Pre-Submission Publication (2018)**

The new Harlow Local Development Plan is currently being examined by an Inspector appointed by the Secretary of State.

Paragraph 48 of the NPPF sets out that weight may be given to relevant policies in emerging local plans according to the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The 'Harlow Local Development Plan Pre-submission Publication' (the 'emerging Local Plan') was submitted for examination in October 2018. The Examination started with public hearings which ran between March and April 2019.

In December 2019, the Inspector wrote to the Council with suggested modifications to the emerging Local Plan. The modifications are necessary in order to ensure the Plan is sound, that issues raised during the Examination have been considered, and that the Plan can, therefore, be formally adopted by the Council.

The detailed Main Modifications to the emerging Local Plan, will be consulted on between 12 March and 31 May 2020. The Inspector is considering the representations made to these modifications, before issuing his final report, but it is anticipated the Plan will be formally adopted by the Council in summer 2020.

It is considered, therefore, that the policies within the emerging Local Plan are consistent with the policies in the 2012 NPPF, as it was submitted during the transition period between the 2012 and 2018 NPPF versions. Significant weight can, therefore, be given to relevant emerging Local Plan policies at this stage. Relevant policies are discussed within the Planning Assessment section.

### **Supplementary Planning Documents/Current Planning Guidance**

The Harlow Design Guide SPD (2011)

Open Spaces, Sport and Recreation SPD (2007)

Affordable Housing SPD (2007)

The Essex Parking Standards: Design and Good Practice (2009)

Essex County Council's Adopted Development Management Policies (2011)

Essex Street Materials Guide (2012)

Planning Practice Guidance (PPG)

### **PLANNING ASSESSMENT**

As the principal of development has already been considered at the outline stage, only matters which are directly related to appearance, means of access, landscaping, layout and scale of the proposed development may be considered in the assessment of this current application.

The current proposal must accord with the terms of the original outline consent of HW/PL/04/00302, which was granted on 27 June 2012. The application must also accord with the 2 legal agreements attached to the outline consent and be compatible with details of other Phase 2 approved reserved matters.

The key considerations in determining this application are: the design and its impact on the character and appearance of the area; the impact on trees and other landscaping; the impact on amenity of local residents; and access, parking and highway safety concerns.

## **Design and Its Impact on the Character and Appearance of the Local Area**

The application site lies within the new Newhall Neighbourhood and, as such, is for new development on an open undeveloped site which was released for development of new housing within an area of new housing, some of which has been erected including to the south and north of the application site.

The proposal involves the erection of 49 dwellings and associated parking and landscaping. It comprises of a range of 2-storey detached, semi-detached and terraced houses with a range of bedroom numbers from 2 to 4.

The scheme has 7 house types. There will be 13 – 2 bed units (about 26.5%), 33 - 3 bed units (67.3%) and 3 - 4 bed units (6.1%). Out of the 49 dwellings, 8 of those (16%) will be affordable housing for Affordable Rent (all 2-bedroom).

It is considered that the proposed scale and residential density (about 42 dwellings per hectare) are proportionate to the site and is similar to the previous approved residential schemes of Phase 2 (Reserved matters application HW/PL/13/00098 [Linden Homes], HW/PL/13/00100 [Linden Homes/Moat] and HW/PL/13/00482 [Bellway]), HW/REM/17/00307, HW/REM/17/00591 and HW/REM/18/00433. The proposal would facilitate the another phase of housing development as part of the outline scheme for Phase 2, without over-intensifying the site.

The Strategic Housing Market Assessment Update 2012 (2013) highlights the majority needs of smaller units (95%) within the District. This scheme provides a variety of small residential units to meet the identified local demand, with just under 94% of the dwellings to be 1 to 3 bed units.

It is considered that a high standard of design is presented and continues the contemporary design approach of both Newhall Phase 1 and Phase 2. According to the submitted Design and Access Statement and the Material Strategy, the same palette of materials would be used for the scheme, which is in line with the Design Guidance of the outline consent. The scheme has also incorporated the design principles of the Harlow Design Guide (2011) such as providing active street frontages, open fronts, provision of private and communal open spaces.

Communal amenity space will be provided, which would be overlooked by habitable rooms, providing natural surveillance and a sense of ownership. Together with the provision of landscaping along the site boundaries, it is considered that the development would positively contribute to the streetscene.

The layout of the site has taken into account the natural features on site, design parameters, connections to other approved and future land parcels of Phase 2 as well as communal open space to be provided within the site. The site is divided into four sections either side of the central crossroads. The buildings have been positioned such that there would be “Corner Houses” to the northern corners (north-east and north-west) and tree-d frontages to the northern and eastern boundaries with Round House Way and Magpie Street. The Barn Houses are proposed to Bunting Street. In general, the proposed layout achieves a high quality of design with high proportioned of shared surfaces proposed and tree planting strategically planted along Spine Road, primary residential roads and secondary streets.

It is considered that the design, layout, scale, density and appearance of the proposed development represents a high standard of design and accords with the provisions of saved Policies BE1, BE2, H2, and H4 of the Adopted Replacement Harlow Local Plan (2006) as well as the design principles of Harlow Design Guide (2011).

## Impact on the setting of the adjacent Listed Building

The application site lies adjacent to a Listed Building, the Round House which is effectively surrounded by the Newhall development. At the outline stage, the only concern raised was that any consideration at reserved matters stage should take into consideration the impact of any scheme on the Listed Building and its setting. There was no “exclusion area” agreed, nor was there any suggestion as to what area may be considered as forming the setting for the Listed Building.

The Conservation Officer indicates that the proposal would result in a degree of harm to the Listed Building, in part because new houses fronting onto Bunting Street would be visible from the windows of The Round House and also because the row of houses proposed onto the opposite side of the public highway are considered to be too close such that they do not respect the rural nature of the former location/surroundings of the Round House.

The Round House is located on the opposite side of the public highway to the west of the application site where houses would be proposed to front onto the opposite side of this public highway. While there was previously a rural character to the surroundings of the Round House, the outline approval granted consent for a whole neighbourhood of residential properties with schools, a neighbourhood centre and roads etc., all of which do not represent a rural character.

The Round House is Grade II Listed and it is considered that “*less than substantial harm*” would occur to its setting. On this basis, in line with the NPPF, the public benefits of the proposal have to be considered. The public benefits arising from the proposal are that 49 new houses would be erected for use by market purchasers as well as 8 being for affordable housing. During construction, employment will be provided and following construction the houses will meet the urgent need to provide housing as identified in the local housing needs assessments. The Round House is located within a wide curtilage which is significantly larger than proposed residential curtilages and has hedges to its northern/eastern and western boundaries with a small wooded area to the south. The Round House is located towards the western boundary with the school playing fields and new development has already been constructed to the north on the opposite side of Rose Crescent, with a half-moon amenity area providing an element of separation beyond Round House Way.

While it is recognised that this particular Listed Building would be surrounded by new housing, views from windows in a Listed Building of new development is not of itself a reason to refuse new development, bearing in mind that Listed Buildings in built-up areas often do not have large landscaped areas around them, even where they may have been un-urban when originally built. In any event, it is not the rural landscape that makes the building worthy of its Listed Status. Notwithstanding, it is accepted that new development on site Sector V would be located relatively close to the Round House in order to meet the house numbers approved within the outline scheme.

The landscaped area to the north-west of the application site would provide an element of relief from built development which would allow longer views of The Round House from the east along Round House Way and there would be no interruption of views from the south given that the new houses would be located to the east of the public highway.

However, the two buildings to the rear of the landscaped area to the north-west are 2-storey and, as Corner Houses, are wider than those in Bunting Street, providing Key focus buildings at the “entrance” into the application site at the key-stone point. It is considered that these would, together with the properties to the south, opposite the access into the Round House to a degree reduce and detract from views of the two-storey Round House.

The applicants were asked to move the proposed properties on this previously undeveloped site further away from the rear edge of Bunting Street to ensure that the Round House retains a greater degree of its farmland setting than that currently proposed. However, in response, the applicants consider that the Round House and its setting is only slightly harmed ("*less than substantial harm*") (confirmed by the Council's Heritage Advisor) by the proposed development and that the public benefits of the scheme outweigh the less than substantial harm.

The NPPF indicates that where there is "*less than substantial*" harm to a heritage asset, the public benefits of a scheme should be considered to decide if they outweigh the harm identified. There are considerable private benefits from the proposal – private homes, profits for the developers etc. However, public benefits do accrue and are:

- Economic:                      Jobs during the construction phase;
- Social:                            16% affordable housing is to be provided (while this is below the Policy's 30%, this is accepted at the Newhall Site as it falls within the legal agreement range for affordable providing); and
- Environmental:                The proposal results in the loss of open farmland, however this was approved under the outline scheme and there are no environmental benefits proposed under the reserved matters except for the fact that the houses would be new and that the scheme has been designed to an otherwise high quality urban design.

The same public benefits could accrue to the site if the houses were set back to mitigate the identified harm to the heritage asset. However, Officers recognise that the '*harm*' is outweighed by the limited public benefit which is the sole test of the NPPF when considering harm to heritage assets where the harm is "*less than substantial*".

The proposal relates to a blank canvas rather than an extension to a Listed Building or an adjoining partly developed site, and the need to give full consideration to the heritage asset at the reserved matters stage was raised at the outline stage. Officers consider, on balance, that the provision of public benefits, as listed above, would be sufficient to outweigh the "*less than substantial*" harm identified to the heritage asset.

### **Impact on Trees and other Landscaping**

The site is currently largely vacant with trees and vegetation outside the site boundaries. The applicant has submitted a Landscape Statement, a Tree Survey Plan and Schedule, and an Arboricultural Impact Assessment (AIA) in support of the scheme.

The Council's Arboricultural Consultant has raised no objection to the scheme. Condition 7 of the outline consent requires submission of a detailed landscaping scheme. This condition would ensure that the amenity value of the site and its relationship with adjacent development and open countryside would not be adversely impacted on.

### **Impact on Amenity of Local Residents**

Principle DG33 of the Harlow Design Guide (2011) specifies that all development should have some private open space. This space should be appropriate to the type and size of the accommodation. According to the revised Masterplan (Drawing No. 16954-TP-CP1A-004 Rev. 7), all the houses will have a private garden with a minimum depth or width of 7.5m. In general, the private gardens are of a satisfactory size. A communal open space will also be provided to provide visual amenity to the north-western corner of the application site.

The buildings disposition has attempted to generally avoid back to back situations. In general, the separation distances between residential properties are considered to be acceptable to avoid direct overlooking. It is noted that some properties will have less than 25m between the backs of the houses which is less than favourable. However, it is acknowledged that it would be difficult to fully achieve such separation distance within a high-density residential development and potential occupiers will be fully aware when purchasing the properties. It is not considered that any unreasonable overlooking will result. No property would be unreasonably over-shadowed by another.

It is not considered that the proposed layout gives rise to concerns with regard to unreasonable harm to the amenities of future occupiers. In view of the higher density of the scheme, and in the interests of residents' amenity, general permitted development such as insertion of additional windows and other alterations or enlargements should be controlled by condition.

The site is vacant at the moment. The nearest properties to the site are the residential properties to the north and south. Some disruption may be experienced during the construction phase, however, this is to be expected from any development and will only be temporary in nature. Condition 11 of the outline consent restricts the construction hours and Condition 15 requires the use of wheel washing equipment to ensure that the construction works do not prejudice the amenity of neighbouring residents.

The provision of the east-west route with tree lines together with the landscaping strategy will improve the landscape value of the area and enhance the visual amenity. It is therefore not considered that the proposal would give rise to unreasonable harm to local residents.

### **Access, Parking and Highway Safety Concerns**

The main access points to/from London Road (via Round House Way), connections with the wider area and circulatory routes throughout Newhall Phase 2 were assessed and fixed by the outline consent. The traffic and highway safety impacts of the development were also assessed at outline application stage. The impacts were considered to be acceptable, subject to conditions.

The internal road and the design of accesses and junctions to London Road itself were considered acceptable by the Highway Authority under Application No. HW/REM/17/00225, as were those to Roundhouse Way. The applicant has provided swept path analysis to show that large vehicles, emergency and waste vehicles could use the secondary streets, access and turn around within the site. The proposed footpaths together with green spaces would provide good connectivity within the site and the wider area.

A Car Parking Strategy Plan and a Cycle Storage Strategy Plan are submitted in support of the application. All properties (2 or more bedrooms) will be provided with a minimum of 2 dedicated car parking spaces. The scheme will provide car parking spaces for future residents in the form of garages, carports or hardstandings. Unallocated visitor parking spaces are also provided.

Cycle storage will be located in private gardens. The overall parking provision is generally in line with the adopted parking standards.

Essex County Council Highway Authority raised no objection to the scheme as it is not contrary to the Highway Authority's Development Management Policies (2011). Highway details and pedestrian protection measures are reserved by Conditions 3 and 13 of the outline consent to ensure highway safety and in the interests of visual amenity.

## **Affordable Housing**

Local Plan Policy H5 indicates that affordable housing should form a percentage of housing on major development sites with 30% being the baseline for negotiation. This proposal provides 16% of affordable housing. The legal agreement (S106) attached to the outline scheme allows for a lower percentage of affordable housing (down to 15%) with an overall requirement that the scheme provides 30%. While no viability assessment has been submitted in relation to this scheme for 49 dwellings, it has been accepted previously that 15% would be acceptable.

The application proposes of the 49 dwellings that 8 would be provides as affordable dwellings (all 2 bed). All would be provided as Affordable Rent.

The Harlow Design guide (2011) advises that affordable housing should be tenure blind and pepper-potted throughout the site. The affordable housing is not as widely pepper-potted as would be preferred. However, due to the provision of other phases of development, it is considered that the affordable housing provided in this scheme would not be viewed isolated in associated with the wider development.

The provision would be in line with the Legal Agreement which requires that no more than 50% of the affordable housing is provided for Affordable Rent.

## **Flooding and SuDS**

A drainage strategy covering the site and wider remaining Phase 2 area was considered acceptable under approved Application HW/REM/17/00225. A foul and surface water drainage system including a new attenuation pond and detention basin will be provided as strategic infrastructure for the remaining parcels of Phase 2. Details of drainage works is required under Condition 9 of outline consent to ensure that adequate provision in made. Therefore, there are no significant concerns on flooding or drainage for the current application.

## **Ecology**

Condition 18 of the outline consent requires an Ecological Management Plan outlining measures to protect flora, fauna and wildlife affected by the development within each phase to be submitted to and agreed in writing by the Local Planning Authority. The ecology matters will be considered at discharge of condition stage and have not been addressed within this application. Natural England have been consulted on this reserved matters application and not made representations.

## **Archaeology**

Condition 17 of the outline consent requires a written scheme of investigation and implementation of a programme of archaeological work, which has been discharged under Application HW/CND/17/00297. The Historic Environment Officer of Essex County Council has been consulted and confirmed that this application requires no further archaeological input.

## Refuse

A Refuse Strategy Plan has been submitted to demonstrate that storage capacity based on 0.25m<sup>3</sup> per dwelling will be provided in accordance with the Building Regulations. No residents will be required to walk more than 30m to reach a designated collection point. The Council's Street Scene Manager has been consulted with no objection received.

## CONCLUSIONS

The reserved matters scheme is considered to promote high quality design and landscaping with no significant adverse impact on local amenity and no access, parking or highway safety concerns. There would be "*less than substantial*" harm to the setting of the adjacent Listed Building, The Round House (Grade II). However, it is considered that the public benefits of the proposal outweigh the harm identified.

The scale, appearance, layout, landscaping and access of the proposed development are considered appropriate and satisfactory. It is considered to accord with national and local policies. Conditions imposed on the outline consent reserve a number of matters for later consideration and provide a mechanism for extra or amended details to be provided if necessary. It is therefore recommended for approval, subject to conditions.

## RECOMMENDATION

**That Committee resolve to Grant consent for the reserved matters subject to the following conditions:**

- 1 The external facing materials (including for windows and doors) to be used in the construction of the development hereby permitted shall be those materials specified on the plans submitted in relation to the development hereby permitted, unless alternative materials are proposed. Where alternative materials are to be used, no development shall commence before details of those alternative external facing (including windows and doors) and roofing materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Where materials other than those materials specified on the application form are agreed in writing by the Local Planning Authority, the materials agreed shall be those used in the development hereby permitted.

**REASON: In the interest of visual amenity and to accord with policy BE1 of the Adopted Replacement Harlow Local Plan, July 2006.**

- 2 Details relevant to the safe retention and protection of trees within an Arboricultural Method Statement (AMS) will be undertaken in accordance with the approved details unless otherwise agreed by the Local Planning Authority.  
**REASON: To ensure that damage to vegetation identified for retention is avoided and to comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 and with those policies of the Development Plan set out in the attached Informative.**

- 3 All parking areas shall be hardsurfaced and sealed. All vehicle parking and turning areas shall be retained for that purpose.

**Reason: In the interests of Highway Safety**

- 4 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards. The works shall be carried out

prior to the occupation of any part of the development unless otherwise agreed in writing with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives written consent to any variation.

**REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.**

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

Plan Reference	Version No.	Plan Type	Date Received
NHH-PRP-B01Z-ZZ-DR-A-RM-0200	--	Site Location Plan	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-0202	--	Proposed Site Plan	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2000	Level 0	Site Plan	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2001	Level 1	Site Plan	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2010	--	Parking Strategy	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2011	--	Cycle Strategy	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2020	--	Refuse Strategy	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2030	--	Tenure Plan	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2050	--	Site Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2100	House Type A	Proposed Floor and Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2101	House Type B	Proposed Floor and Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2102	House Type C	Proposed Floor and Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2103	House Type C Mid Terrace	Proposed Floor and Elevations	05.08.2019

NHH-PRP-B01Z-ZZ-DR-A-RM-2104	House Type D	Proposed Floor and Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2105	House Type E	Proposed Floor and Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2106	House Type F	Proposed Floor and Elevations	05.08.2019
NHH-PRP-B01Z-ZZ-DR-A-RM-2107	House Type G	Proposed Floor and Elevations	05.08.2019
P.1166.31.001.A	--	Landscape General Arrangement	05.08.2019
P.1166.31.101.A	--	Hardworks Plan	05.08.2019
P.1166.31.201.A	--	Site Sections	05.08.2019
P.1166.31.301.A	--	Tree & Hedging Plan	05.08.2019
P.1166.31.401.A	--	Hard and Soft Landscaping Proposals	05.08.2019

## **INFORMATIVE CLAUSES**

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.