

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
9 December 2020

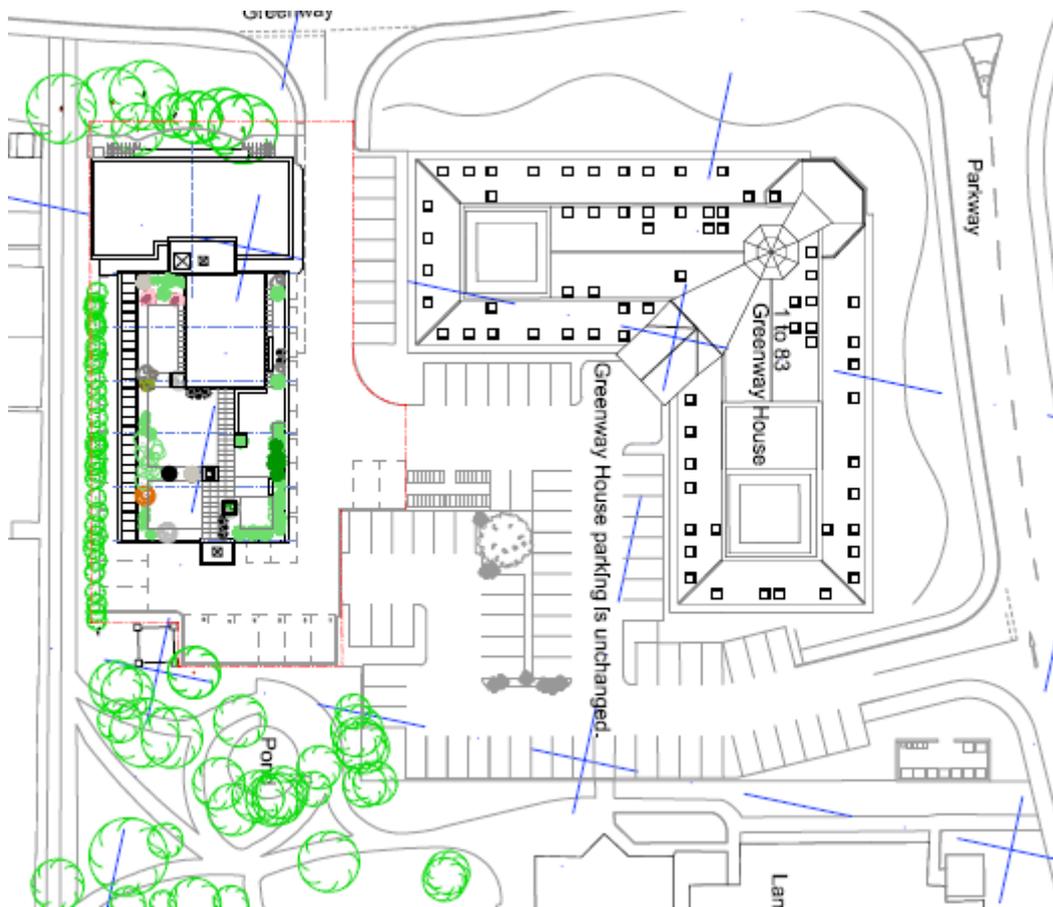
REFERENCE: HW/FUL/20/00373 **OFFICER:** Jade Clifton-Brown

APPLICANT: Greenway Trading Ltd

LOCATION: Greenway House
Parkway
Harlow
Essex

PROPOSAL: Erection of Four Storey Building comprising Office Space and 32 Flats, together with Parking, Refuse area & rooftop amenity space.

LOCATION PLAN



REASON

BROUGHT TO COMMITTEE

2 representations have been received which are contrary to the officer's recommendation.

Application Site & Surroundings

The site falls within the Pinnacles Employment Area as designated on the Adopted Replacement Harlow Local Plan (ARHLP) Proposals Map (2006), and comprises a boarded off section of the car park formerly associated with Greenway House. The vehicular access to the site can be taken from Greenway or Parkway.

Greenway House is in separate ownership and has been converted from offices to residential dwellings under the prior approval process (application reference HW/COUOR/16/00447). The prior approval process relates to the building and its entire curtilage and thus the associated car park (including the application site) is now considered to be in residential use rather than employment use.

The site is not within a Conservation Area and there are no listed buildings within the immediate vicinity. It is located in Flood Zone 1 (lowest probability of flooding).

Details of the Proposal

The proposed development comprises a four storey building which would include 175sqm of office space (Use Class B1) at ground floor with 32 one bedroomed flats on the upper floors with a communal garden located on its roof.

The proposal includes 43 car parking spaces (including 8 for visitors, 3 residential disabled spaces and 2 disabled spaces for the B1 use). The proposal also includes 50 bicycle spaces and 2 motorcycle spaces.

The application has been submitted subsequent to the refusal of an application for residential development at this site in 2017.

RELEVANT PLANNING HISTORY

Planning Applications

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/COUOR/16/00447	Conversion from Offices (B1 (a) to Dwelling Houses (C3)	Prior Approval Not Required (Granted).	10.11.2016
HW/FUL/17/00176	Erection of a Three Storey Building Comprising Office Space and 32 Flats Together with Parking and a Refuse Area	Refused.	04.08.2017
HW/FUL/18/00348	Erection of Three Storey Building Comprising Office Space and 32 Flats Together with Parking and Refuse Areas	Withdrawn.	19.06.2020

Planning Appeals

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/APP/18/0052	Erection of a Three Storey Building Comprising Office Space and 32 Flats Together with Parking and a Refuse Area	Dismissed	12.06.2018

CONSULTATIONS

Internal and External Consultees

Affinity Water Ltd

Comment - The proposed development site is located near an Environment Agency defined groundwater Source Protection Zone 2 (SPZ2) corresponding to Roydon Pumping Station. This is a public water supply, comprising a number of Chalk abstraction boreholes, operated by Affinity Water Ltd. The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures.

Being within a water stressed area, we would encourage the developer to consider the wider water environment by incorporating water efficient features such as rainwater harvesting, rainwater storage tanks, water butts and green roofs (as appropriate) within each dwelling/building.

HDC - Consultant Tree Officer

No objection subject to a condition requiring the development to be undertaken in accordance with the submitted Arboricultural Method Statement.

HDC - Cleansing and Environment

The commercial bin store and the residential bin store must be separate. This is to ensure that commercial waste does not enter the household waste stream and vice versa. This will also avoid commercial operators breaching their statutory Duty of Care in regards to their waste arisings.

HDC - Housing

No comment received.

HDC - Regeneration

No comment received.

HDC - Assets and Facilities

No comment received.

Essex County Council - Highways

No objection - Recommends conditions requiring the vehicle/cycle parking and turning areas to be provided, hard surfaced, sealed and marked out, and that these are retained in perpetuity, and requiring the provision of a Residential Travel Information Pack.

ECC- Sustainable Drainage Team

Objection - There is not enough information provided. It should be shown how the site is discharging and managing surface water in line with the drainage hierarchy, what rates (if not infiltrating) the site is discharging at, how much storage is required and how the site is going to treat the surface water. A preliminary drainage strategy is also required. In addition, the flood zones are in relation to fluvial flooding and not surface water flooding. We would like site specific information regarding surface water flood risk.

ECC- Infrastructure

No comment received.

Essex Police- Designing Out Crime

A meeting has been held with the planning agent and the developer will be encouraged to achieve a Secure By Design accreditation for the proposal.

HDC - Landscape

No objection-

The implementation of the landscape works should adhere to the approved plan to ensure the integrity of the landscape is not undermined through value engineering. Therefore it should be noted that any changes to the Landscape Proposals that may occur through technical stages of the development process should be re submitted for approval.

HDC- Environmental Health

No objection subject to conditions-

Requires a noise survey undertaken by a competent person for the proposed residential properties that are adjacent to the roads. The survey is to include daytime (0700-2300 hours) and night time (2300-0700) readings.

Also requires the residential units to be designed and constructed so as not to exceed the noise criteria as follows:

- a) Daytime internal noise levels for habitual rooms of 35 dBL Aeq 16 hours.
- b) Night time internal noise levels for sensitive rooms of 30 dBL Aeq 8 hours.
- c) Daytime common areas 55 dBL Aeq 16 hours.

Further conditions are also recommended in relation to construction hours, working hours and construction generally as follows:

Noise Control

1. No vehicle connected with the works to arrive on site before 07:30 or leave after 19:00 (except in the case of emergency).
2. Working hours to be restricted between 08:00 and 18:30 Monday to Saturday (finishing at 13:00 on Saturday).
3. No noisy machinery shall be operated or noisy process carried out outside the hours of 08:00 to 18:30 Monday to Friday, with no working of any kind permitted on Sundays, Saturday after 13:00 hours, or any Public/Bank Holiday days.
4. The selection and use of machinery to operate on site, and working practices to be adopted will, as a minimum requirement, be compliant with the standards laid out in British Standard 5228:1984.
5. Mobile plant to be resident on site during the works shall be fitted with non-audible reversing alarms (subject to HSE agreement).
6. The use of barriers to mitigate the impact of noisy operations will be used where possible.

Studio Flat Layout - The layout of the studio flats would benefit from being redesigned so that the means of escape in case of fire from the exit of the flats is not through the cooking area.

Essex County Fire and Rescue Service (Harlow)

The nearest fire hydrant is considered to be within a reasonable distance to the proposed development. Provision should be made for a fire appliance to gain access to within 18 metres of the dry-riser inlets and they should be clearly visible to approaching fire crews.

Access for Fire Service purposes has been considered in accordance with the Essex Act 1987 - Section 13 and appears to be acceptable subject to satisfactory compliance with Building Regulations B5.

More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage.

It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint an Approved Inspector.

The architect or applicant is reminded that additional water supplies for fire-fighting may be necessary for this development. The architect or applicant is urged to contact the Water Technical Officer at Service Headquarters, telephone 01376-576344.

The use of Automatic Water Suppression Systems can be effective in the rapid suppression of fires and can substantially reduce the risk to life and of property loss, and therefore the building owner and developer is urged to install this.

Thames Water Utilities Ltd

The magnitude of this development is such that significant waste water network and treatment upgrades will be required to accommodate the development. The following condition should be added to any planning permission:

"Development hereby approved shall not commence until an integrated water management strategy detailing what infrastructure is required, where it is required, when it is required (phasing) and how it will be delivered, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. The development shall be occupied in line with the recommendations of the strategy." Reason - An Integrated water management strategy is required to ensure that sufficient network and treatment capacity is made available to cater for the new development; and in order to avoid adverse environmental impact upon the community in the form of sewage flooding and or pollution of the environment; Note: In relation to this waste water infrastructure condition, Thames Water would be open to a definition of "the commencement of development" not including certain items such as site clearance, site set up/compound. Alternatively it may be appropriate to link the implementation to a clearly defined phase of the development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

Neighbours and Additional Publicity

Number of Letters Sent: 93

Total Number of Representations Received: 3

Date Site Notice Expired: 11 September 2020

Date Press Notice Expired: 10 September 2020

Summary of Representations Received

Two representations have been received which object to the proposal. A summary of the representations is as follows:

- Extension of office to residential conversion.
- Detrimental impacts to the residents at Greenway House.
- Would bring down the area and create bad press for Harlow.
- Poor design.
- Unacceptable residential accommodation.
- North facing flats.
- No green space.
- Unacceptable dwelling mix.
- Parking crammed in with no soft landscaping.

- No paths for pedestrians.
- No room for refuse vehicles to turn.
- Overdevelopment on a small plot.
- Conflict with commercial character.
- Impact on infrastructure and utilities.
- Additional traffic.
- Waste overspill to Greenway House.
- Not dealt with parking issues from previous scheme.
- Reduced office floorspace compared to the previous scheme.
- Developer converted Greenway House to a sub-standard level.

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.

BE2:"Quality, Legibility and Public Realm" permission for major new development will be granted when: new buildings are designed as part of a group creating a sense of enclosure; public spaces should relate to the scale, appearance, location and function of the buildings around it; layout of buildings, routes and spaces are clearly related; fronts of buildings provide primary access and clearly define streets and public spaces; public spaces are distinguished from private areas; the ground floor encourages activity and interest that is appropriate to the location and character of the area; pedestrian, cycling and, horse riding routes are shown on the development layout and link to the existing network.

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.

BE5:"Crime Prevention and Personal Safety" proposals should demonstrate how the potential for preventing crime has been satisfactorily addressed through the design, layout and landscaping. These should be integral to the design.

BE14:"Archaeology" proposals that affect a site where archaeological remains exist will only be determined after an archaeological field evaluation has been undertaken.

BE16:"Light Pollution" external lighting will not be granted if: it is unacceptably intrusive; its use would cause an unacceptable disturbance to the surrounding area; it causes danger to road safety; it is proven to have an adverse effect on sites of wildlife importance. Where permission is granted, means of reducing light spillage should be adopted.

BE17:"Noise Pollution" permission will be granted if noise sensitive developments are located away from existing noise sources and potentially noisy development are located in areas where noise will not be such a consideration, or adequate provision has been made to mitigate the adverse effects of noise likely to be generated and experienced by others.

CP1:"Community" major new housing development should set aside land and make financial contributions for the provision of associated community facilities such as schools, community centres, health centres and churches. These facilities should be sited in local centres or other sustainable locations.

CP2:"Community" where new development generates the need for additional infrastructure provision or community facilities, planning permission will only be granted where contributions that are reasonably related in scale and nature to the proposed development are secured through a legal agreement. Contributions will be sought for: on site facilities to need the needs of new residents; and/or where on site is not possible consideration to off site provision.

CP12:"Public Utilities" development that will be at risk of flooding, or will contribute to flood risk or has an adverse impact on the river corridor will be resisted.

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.

H6: "Affordable Housing" on sites where there is no RSL involved in the management of affordable housing, planning obligations will be used to secure successive occupants.

H7: "Special Needs Housing" all new developments will be required to take account of the needs of those with disabilities and special needs.

ER13:"Education, Training and Childcare" for new or expanding employment generating uses, provision through planning obligations will be sought for: employment of local people; work related training provision; education opportunities and affordable childcare.

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.

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.

NE15:"Biodiversity and Nature Conservation" permission will not be granted for development that would harm habitats or other features of the landscape, or are of significant importance for wildlife, unless it can be demonstrated that the reason for the proposal outweighs the need to protect the habitat or feature.

NE20:"Protected and Rare Species" applications should be supported by appropriate surveys. Permission will not be granted which will have an adverse impact on species protected by Schedules 1, 5 or 8 of the Wildlife and Countryside Act 1981, the Protection of Badgers Act 1992, the Habitats Regulations 1994 and other rare species, unless it can be demonstrated that the need outweighs the need to safeguard the specie(s).

SD3: " Sequential Test" land allocation should have regard to the promotion of sustainable development; social inclusion, quality of life and wellbeing; preference given to previously developed land and existing buildings; facilitation of regeneration and there should be no loss of BAPs or damage to valuable ecology or biodiversity.

SD5: "Mixed Uses: Integrating Development and Travel" permission will be granted for mixed use proposals if: the uses are compatible and do not prejudice the amenity, function or character of the area; and is in an accessible location.

SD6: "Mixed Uses: Integrating Development and Travel" where there is concern regarding future potential adverse effects from intensification of use, a condition or legal agreement will be required to control later changes of use.

T4:"Green Commuter Plans" a green commuter plan will be required where an application: generates 30+ staff employments; 10+ additional parking spaces; extensions to existing premises where 10+ additional staff generated results in 30+ staff being employed; other instances where the location and/or nature of the development are particularly sensitive.

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.

T4:"Green Commuter Plans" a green commuter plan will be required where an application: generates 30+ staff employments; 10+ additional parking spaces; extensions to existing premises where 10+ additional staff generated results in 30+ staff being employed; other instances where the location and/or nature of the development are particularly sensitive.

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, were consulted upon between 12 March and 31 May 2020. On the 8 September 2020: Harlow Council published a new report relating to housing need. A consultation on this report ran for 2 weeks until 25 September 2020.

The Inspector has issued his final report and it is anticipated the Plan will be formally adopted by the Council in December 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 assessment below.

Supplementary Planning Documents/Guidance

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 County Councils' Developers' Guide to Infrastructure Contributions (2020)
Essex Design Guide (2018)
Planning Practice Guidance (PPG)

PLANNING ASSESSMENT

The key issues to be assessed include the principle of the proposed development and its impact on the character and appearance of the area, neighbouring amenity, parking and the highway, planning obligations, drainage, ecology and refuse.

Principle of Proposed Development

Residential Development in the Employment Area

The application site is located within a designated Employment Area. Policy ER5 of the Adopted Replacement Harlow Local Plan (ARHLP) states that planning permission will be granted for proposals within use classes B1, B2 and B8 within Employment Areas. Policy ER6 states that planning permission for other uses will be permitted if the following criteria are met:

1. The amount or range of sites or premises available for employment use would not be reduced below the level required in the Local Plan period;
2. The proposal will not lead to the loss of an employment site of high quality;
3. There is a demonstrable lack of market demand for employment over a long period, and the efforts made to market the site for business, industry and warehousing have been demonstrated to the satisfaction of the Council;
4. The development would be accessible by means other than the car;
5. The proposal would be in accordance with the sequential approach to development;
6. The proposal would not generate levels of traffic on surrounding roads which would result in congestion or loss of amenity.

A similar application at this site was refused as it was considered to be contrary to policies ER5 and ER6 as it would introduce residential development within the Employment Area, would result in the loss of an employment site and would be car dependent and create parking and highway issues. A subsequent appeal was lodged and the Inspectorate commented the following:

“..the proposed 290 square metres of office space would be built on a site which is no longer in employment use. The proposed 32 dwellings irrespective of whether they would be provided in a new building or an extension to an existing building, would not involve the redevelopment or loss of B1, B2 or B8 land or premises given that the conversion of Greenways to residential use has been found to be permitted development and is under construction2.

Therefore the proposal would increase the range of employment premises available in the area and would contribute to the supply of employment premises in the district. It would not harm employment land supply overall and would therefore accord with the aims of saved Policies ER5 and ER6 of the LP which seek to ensure the economic development of the district through maintaining an appropriate supply of employment land and premises”.

The appeal was dismissed but only on highway safety grounds.

It should be noted that following the granting of a Prior Approval application for an office to residential conversion, the entire curtilage is considered to be residential. Therefore, following the conversion of Greenway House from office to residential, the associated car park, including the application site, falls within a residential use. The proposal would not therefore result in the loss of employment land as per the Inspectorate’s comments.

Subsequent to the appeal, the emerging Local Plan has progressed significantly and is soon to be adopted. Policy PL1 of the emerging Local Plan states that Development for use classes other than B1, B2 and B8 must meet the following criteria:

- (a) evidence has been provided to demonstrate that the unit has been vacant and actively marketed to the satisfaction of the Council for at least one year and there is no prospect of use classes B1, B2 and B8 occupying the unit or any other more suitable alternative sites being available for the proposal;
- (b) the development will increase the number of jobs for local residents;
- (c) the development provides a complementary benefit to the employment area or an ancillary benefit to an existing business, and would not have an adverse effect on the overall provision of employment land;
- (d) where the development is for the sub-division of units into smaller units, that the resulting unit is flexible and the division is reversible.

As per the Inspectorate’s comments, the application site is in residential use and would not therefore have an adverse effect on the overall provision of employment land, and it is not considered that evidence is required to demonstrate that the land is available for employment uses. In addition, it is considered that the proposal would provide a complementary benefit to the employment area through the provision of an office which would in turn provide jobs for local residents, and through the provision of housing for local workers. A condition shall be added to any consent granted to ensure that the proposed office is not converted into residential use in the future.

The principle of the proposed development is therefore considered acceptable in this circumstance, and the previous reason for refusal is considered to have been overcome.

Sustainability

In relation to sustainability, the previous application was refused as it was not considered to be in a sustainable or accessible location. The Inspectorate commented the following:

"...there are bus stops approximately a 10 minute walk away with relatively frequent connections to Harlow Town Centre. I am also told the appeal site is within approximately a 30 minute walk to schools and approximately a 30 minute walk and a 10 minute cycle to Harlow Town Centre. Furthermore, there are facilities such as a café and a nursery nearby in employment area.

Any walking or cycling routes to services would be lit and overall on the basis of the evidence before me I find the occupants of the proposed development would have a reasonable level of access to services and facilities. Furthermore, they would have excellent access to employment opportunities. Thus, in this regard I find the proposal would accord with the accessibility aims of saved policies SD3 and SD5 of the Local Plan".

Whilst the Local Planning Authority still considers that the proposed development would not be positioned in a well-connected area, and seeks to direct residential development to better connected areas, the comments from the Inspector (which relate specifically to this site) are given significant weight in the determination of the application.

In relation to employment opportunities, it is noted that the new headquarters for Public Health England would be located 0.5 miles from the proposed development and it is expected that this would generate thousands of new jobs within walking/cycling distance. The applicant has advised that the proposed housing mix of one bedroomed dwellings would encourage and cater young, qualified professionals who need to relocate to the employment areas to follow a career path i.e. doctors, nurses and medical researchers.

It is therefore considered that the previous reason for refusal can be considered to be overcome and that refusal on this basis would no longer be justified.

Character and Appearance

Policies BE1, BE2 and BE3 of the ARHLP indicate that proposals should not result in harm to the character and appearance of the area. The Harlow Design Guide SPD and policy PL1 of the emerging Local Plan reflects this.

It is noted that the proposed building would be the first new residential building within the Employment Area. Whilst the site is located within an Employment Area, it is considered that it should appear as a residential flat block rather than an industrial unit, although incorporating features of the Employment Area would be considered acceptable.

The proposed building would be set 13m from Greenway and 75m from Parkway and would be mostly screened by existing vegetation or by Greenway House. It is not therefore considered that the proposed building would become overbearing within the streetscene.

In addition, the proposed building would be read in context with the existing buildings which include Greenway House (11.5m-15m in height) to its side and Langlands House to the rear. The proposed building would include a height of 12.7m which would be similar in height to Greenway House and would be lower than Langlands House. It is therefore considered that it would be acceptable in appearance in context of the surrounding buildings.

In relation to materials, the proposal includes brickwork to match Greenway House with rendered walls and rendered window surrounds. The LPA requested that the colour of the render be softened in order to ensure that the proposed building is read as a residential building, and a colour palette with different colour options has subsequently been submitted. The Council's Landscape Architect considers the grey render with blue window surrounds (option 4) to be acceptable. A condition shall be added to any consent granted requiring the materials to be submitted to and approved by the Local Planning Authority.

Given the scale of the proposed development in comparison to Greenway House, and its positioning in the corner of the site, it is not considered that it would result in an over-development of the original plot.

The proposal ensures that 10% of all new dwellings are designed to meet Building Regulations M4(3) standards for adaptable wheelchair dwellings with all other dwellings meeting Building Regulations M4(2) standards.

In relation to landscaping, an Arboricultural Method Statement and Tree Protection Plan have been submitted. The documentation confirms that two individual trees and two partial tree groups would be required to be removed as part of the proposal. These are low quality trees (in categories U or C) and therefore their removal is considered acceptable. Two trees also require pruning to allow the erection of scaffolding. The remainder of the trees would be retained and protected throughout construction via protective fencing. The Council's consultant Tree Officer raises no objection subject to a condition requiring the proposal to be carried out in accordance with the submitted documentation, and a condition shall be added to any consent in this regard.

A Landscaping Plan has been submitted in relation to the proposed roof garden which would include trees and planting. The Council's consultant Landscape Architect raises no objection to the proposal subject to it being carried out in accordance with the approved plan. A condition shall be added to any consent granted requiring the development to be carried out in accordance with the approved plans.

It is noted that there is fairly limited landscaping within the site itself and it is therefore considered appropriate for a Landscape Scheme to be submitted to and approved in writing by the Local Planning Authority.

Subject to conditions, the proposed development is not therefore considered to result in demonstrable harm to the character and appearance of the application site or area, in compliance with policies BE1, BE2 and BE3 of the ARHLP, the Harlow Design Guide SPD and emerging policy PL1.

Amenity

The Harlow Design Guide SPD and policy PL2 of the emerging Local Plan indicates that proposals should not result in detrimental impacts to neighbouring amenity.

The application site is located within an Employment Area and it is therefore imperative that the proposed occupiers would not be impacted by the surrounding employment units and vice versa.

In relation to the impact of the proposed development on the surrounding employment units, Greenway House is already in residential use, and the principle of residential use at this site is established. It is not considered that the additional residential units would result in significant impacts to the surrounding units compared to the existing circumstance. It is also noted that the residential use would provide increased surveillance of the Employment Area during the day and night to the benefit of the area.

Notwithstanding the above, the Council's Environmental Health team requests the submission of a noise survey to ensure that the internal noise levels would be acceptable within the proposed building. A condition shall be added to any consent granted requiring a Noise Survey and Mitigation Strategy to be submitted to and approved by the Local Planning Authority. This document should demonstrate how the proposed building would be designed and constructed to prevent noise impacts from occurring, and should demonstrate that the internal noise levels would be acceptable even with the windows open. It is considered that noise mitigation measures could be implemented without significantly altering the appearance of the development as submitted.

In relation to internal space, the submitted Design & Access Statement confirms that the proposed dwellings would meet or exceed the National Space Standards. In addition, 24 of the proposed dwellings would include Juliet balconies with 8 including external balconies which range from 7.2sqm to 10.6sqm which exceeds the 5sqm recommended by the Essex Design Guide. In addition, the proposal includes a communal amenity space (520sqm) on the roof which includes covered seating, a disabled toilet, landscaping and a sun lounging area.

Having regard to daylight and sunlight, it is noted that the proposal includes 8 solely north facing units (25% of the total number of units). Emerging policy PL2 (c) highlights that when assessing the acceptability of development on amenity, aspect and outlook are a consideration. However, neither emerging policy PL2 nor the Harlow Design Guide SPD explicitly state that single aspect north facing dwellings are unacceptable. Principle DG40 on Energy-Efficient Design advises that *"Homes should not be single-aspect which may cause homes to overheat (if south-facing) or create additional heating demands (if-north facing)"*. In this instance, only a proportion of the units are single aspect with the remainder of the units being either south facing (25%), west facing (19%) with the remainder being dual aspect or including dual aspect balconies. It is not therefore considered justifiable to refuse the application on this basis.

In relation to the impact of the proposal on the residents of Greenway House during construction, the Council's Environmental Health team recommends that the construction hours and arrival and departure times of the associated construction vehicles are controlled, and seeks that non audible reversing alarms are used, that noisy machinery is selected and carried out in compliance with British Standards, and that barriers are installed to mitigate noise impacts. A condition shall be added to any consent granted in relation to construction hours and the arrival and departure hours of construction vehicles. It is considered that the remainder of the recommendations set out by Environmental Health could be included within a condition requiring the submission of a Construction Method Statement to be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

In relation to the impact of the proposal on the residents of Greenway House following the construction of the development, the proposed building would be to the side and to the south of this building. In addition, it would be positioned 44m from the bulk of Greenway House and 14m from the closest section of the building. There would be one proposed external balcony which would be directed away from Greenway House opposite. The remaining external balconies are positioned on the opposite side of the proposed building. In addition, the proposed communal roof garden would include a 1.8m high wind screen which would help to prevent overlooking and privacy impacts.

It is therefore considered that the proposed siting, design, orientation and distance of the proposed building from Greenway House would help to prevent it from resulting in detrimental impacts to its residents.

It is noted that there is no play space associated with Greenway House, and the applicant therefore seeks to work with the owner of Greenway House to provide a play area for both developments. The applicant has agreed to pay the required open spaces contribution of £25,211.04 which would go towards the provision of the play area. Although this would be located outside of the red line boundary of the application site, the planning agent has been in contact with the owner and managing agents of Greenway House and they are agreeable to this proposal. It is therefore considered that there is a reasonable prospect of this being delivered, and it is considered that this could be secured via a Section 106 Legal Agreement.

Subject to conditions and securing the open space contribution via a Section 106 Legal Agreement, the proposed development is not considered to result in detrimental impacts to the amenity of the proposed occupiers or to the amenity of the residents of Greenway House.

Parking and Highways

Policy T9 of the ARHLP and emerging policy IN3 requires parking to be carried out in accordance with the Essex Parking Standards. Both policies indicate that proposals should not result in detrimental impacts to parking or to the highway.

The application site originally formed part of the car park of Greenway House. The previously refused application included the red ownership boundary line around Greenway House and around the application site. It was therefore considered appropriate that the proposal provided sufficient parking for Greenway House and the proposed building. The proposed development included parking provision of 62% for both Greenway House and the proposed building, and 63% of the parking provision for the proposed building alone. The application was refused and the subsequent appeal was dismissed on parking and highway safety grounds. The Inspectorate's appeal decision stated the following:

"On the basis of the evidence before me I am not satisfied that an increase in on-street parking as a result of the proposal would not limit the safe passage of all vehicles through the employment area, or whether such demand could be safely accommodated. As such I am not satisfied the proposed development would not compromise highway safety in the area. Whilst cycle parking arrangements in accordance with saved Policy T6 could be secured through a planning condition, this would not overcome the harm arising from insufficient on-street parking provision".

The application site is now in separate ownership to Greenway House and is boarded off from the remainder of the car park. The red line ownership boundary is now only positioned around the application site. The segregation of the application site from the car park of Greenway House would have resulted in the loss of car parking for Greenway House, but this is due to the sale of the site, and is not directly linked to the proposed development i.e. the site could remain boarded off from the remainder of the car park with or without this proposal, and there is no onus on the current owner to re-provide the car park to Greenway House. The proposed development itself would not therefore result in a loss of parking to Greenway House. In addition, there does not appear to be overspill parking onto the surrounding roads following the boarding up of the application site.

Notwithstanding the above, given the previous parking and highway reason for refusal and the Inspector's comments, it is still considered appropriate to consider whether the parking level for both Greenway House and the proposed building would be considered acceptable. The proposed development would provide 82% of the required parking provision for both Greenway House and for the proposed building which would be an increase of 20% compared to the previous application.

In addition, the proposal would include 100% of the required standard car parking, disabled car parking and visitor car parking provision for the proposed building (for the office and residential units). In addition, the proposal includes 100% of the required cycle parking and visitor cycle parking, and there is space for motorcycle parking.

The proposed level of parking is therefore considered to be acceptable, and it is not considered that the proposal would result in an overspill of parking onto the surrounding highway network.

The proposal has therefore significantly increased the amount of parking compared to the refused scheme, and it is considered that the previous reason for refusal has been overcome.

Planning Obligations

Based on Harlow Council's policies and guidance, the following planning obligations would be required for this proposal if viable:

- 30% of the scheme as affordable housing.
- £25,211.04 contribution towards open space (to provide a play area for both Greenway House and the proposed development).

Policy H5 of the ARHLP requires 30% of residential development to be provided as affordable housing. The provision requirement was uplifted to 33% by the Affordable Housing SPD however policy H8 of the emerging Local Plan identifies 30% affordable housing provision as now appropriate. As the emerging requirement is based on more recent evidence, it is considered that the provision of 30% affordable housing should be required.

The applicant agrees to provide 30% affordable housing which equates to 9.6 dwellings, and seeks for the affordable housing to be allocated to those with a local connection to Harlow's Employment Areas.

The applicant also agrees to pay the £25,211.04 contribution towards open space.

No comment was received from Essex County Council's Infrastructure team (they do not comment on 1 bed proposals) or from the NHS (they do not comment on proposed developments less than 50 dwellings).

The proposal is therefore considered to be in compliance with policy H5 of the ARHLP and emerging policy H8.

Ecology

Policy NE15 of the ARHLP indicates that proposals should not result in detrimental impacts to biodiversity and ecology. Policy WE3 of the emerging Local Plan reflects this.

A Preliminary Ecological Appraisal Survey has been undertaken which included a Phase 1 Habitat Survey. This document concludes that the site is not subject to any statutory or non-statutory designations and that there are no protected species at the site. The document indicates that the proposal could improve the ecology and biodiversity at the site through the provision of the green roof, and recommends measures to encourage wildlife including the installation of bat and bird boxes, hedgehog houses and specific planting. The document also recommends the use of specific lighting, mitigation measures to prevent impacts to hedgehogs during construction and that works to trees outside of nesting season should be discouraged to prevent impacts to birds.

A condition shall be added to any consent granted to ensure that the recommendations within the Preliminary Ecological Appraisal Survey are carried out. Subject to this condition, it is not considered that the proposal would result in detrimental impacts to ecology or biodiversity, in compliance with policy NE15 and emerging policy WE3.

Drainage

Policy CP12 of the ARHLP indicates that proposals should not result in flooding impacts. As the site is located within Flood Zone 1 (the zone with the lowest probability of flooding) there are no fluvial flooding concerns.

Essex County Council's Sustainable Urban Drainage team objects to the proposal as additional information is required in relation to surface water drainage.

Currently, the applicant has provided an engineering design for the rainwater drainage and the capacity of the existing sewer, the flow rate that can be discharged into it from the development and the on-site storage capacity required to cope with a torrential downpour. Notwithstanding the above, it is considered that conditions requesting the submission of a Surface Water Drainage Scheme and Maintenance Plan could be attached to any consent granted. It is also noted that the site currently includes an impermeable car park and that the proposal would include a roof garden and landscaping, and would likely therefore improve surface water drainage at the site.

In relation to groundwater, the site is located near an Environment Agency defined groundwater Source Protection Zone 2, corresponding to Roydon Pumping Station which is a public water source. Affinity Water seek that the construction works and operations of the proposed development should be carried out in accordance with British Standards and Best Management Practices to reduce groundwater pollution risk, and if any pollution is found at the site then the appropriate monitoring and remediation would need to be undertaken. It is considered that conditions can be added to any consent granted in this regard.

Affinity Water also notes that the site is in a water stressed area and encourages the use of water efficient features such as rainwater harvesting, rainwater storage tanks and water butts. It is considered that these features could be captured within a Surface Water Drainage Scheme condition.

There is potentially a water mains running through or near to the development, and the applicant is advised to discuss the proposal with Affinity Water prior to the construction of the development. An informative shall be added to any consent in this regard.

Thames Water advised that that significant wastewater network and treatment infrastructure upgrades would be required to accommodate the development, and recommends a condition requiring the submission of a Water Management Strategy detailing what infrastructure is required and where and when this would be delivered. A condition shall be added in this regard.

Refuse

The Council's Waste team have requested that the commercial waste be separated from the residential waste. The applicant has confirmed that this would be achievable, and seeks for a condition to be added to any consent requiring the submission of a refuse plan to be submitted to and approved.

CONCLUSION

The proposed development would result in residential development within the Employment Area. Following the conversion of Greenway House from an office use to a residential use, the entire curtilage, including the application site, became residential. The principle of residential development is therefore considered to be acceptable. In addition, the proposed development is not considered to result in harm to the appearance of the Employment Area, and it is not considered to result in detrimental impacts to neighbouring amenity or to the amenity of the proposed occupiers subject to conditions. The proposal is also considered to include sufficient car parking for both Greenway House and the proposed building, and would not result in detrimental impacts to drainage, ecology or refuse subject to conditions. The proposal would also provide affordable housing and a contribution of £25,211.04 towards open spaces which would allow the provision of a play area for both Greenway House and the proposed development.

It is therefore considered that the previous reasons for refusal have been overcome, and that the proposed development is in general compliance with the current and emerging Local Plan, supplementary documents and guidance and the NPPF. It is therefore recommended that planning permission is granted subject to conditions and the applicant entering into an appropriately worded Section 106 Legal Agreement to secure the affordable housing, open space contribution and the provision of the play area.

RECOMMENDATION:

That Committee resolve to **GRANT PLANNING PERMISSION** subject to the applicant entering into an appropriately worded Section 106 Legal Agreement and the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Prior to any construction works above ground level, comprehensive details of all the external materials including samples, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include walls, roof, windows, doors, soffits, guttering and mortar mix. The development shall thereafter be carried out in accordance with the approved details.
REASON: In the interests of the character and appearance of the area in accordance with policy BE1 and BE2 of the Adopted Replacement Harlow Local Plan.
3. No development, including site clearance, tree works, demolition or any other works shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CMP shall be adhered to throughout the construction period. The plan shall provide for the following all clear of the highway:
 - Safe access into the site
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel and underbody washing facilities
 - Measures to demonstrate how noise will be mitigated during the permitted working hours of the demolition and construction process including the selection and use of machinery to operate on site and the use of non-audible reversing alarms and noise barriers.

- Confirmation that working practices to be adopted will be compliant with British Standard 5228:1984.
- Measures to demonstrate how dust production during the demolition and construction process is kept to a minimum.

REASON: To ensure that on-street parking of vehicle in the adjoining streets does not occur, to ensure that loose materials and spoil are not brought out onto the highway in the interest of highway safety, and to ensure that noise and dust are controlled during demolition and construction in accordance with policies BE17 and T9 of the Adopted Replacement Harlow Local Plan. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

4. No construction work shall be carried out on the site before 8am or after 7pm on Mondays to Fridays, or before 8am or after 1pm on Saturdays. No noisy machinery or noisy process shall be operated or carried out before 8am or after 6.30pm Mondays to Fridays. No vehicle connected with the works shall arrive on site before 7.30am or leave after 7pm (except in the case of emergency). No construction works of any kind including the operation of associated vehicles or machinery shall be carried out on Saturdays after 1pm or on Sundays or any Public/Bank Holiday days.
REASON: To ensure that the proposed construction works do not prejudice the amenity of neighbouring residents, in accordance with policy BE17 of the Adopted Replacement Harlow Local Plan.
5. The development shall be carried out in accordance with the mitigation recommendations set out within the Preliminary Ecological Appraisal Survey (received 30 July, undertaken by Arbtech).
REASON: In the interests of biodiversity and ecology in accordance with policy NE15 of the Adopted Replacement Harlow Local Plan.
6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no conversion of the office permitted by Part 3, Class O of Schedule 2 of the Order shall be made on the application site.
REASON: To retain the employment use in the interest of the surrounding employment area in accordance with policy ER5 of the Adopted Replacement Harlow Local Plan.
7. Prior to first occupation of the development a detailed landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures for new tree planting and enhancement of trees and vegetation. The scheme shall include details of all hard and soft landscaping and details of boundary treatments. A specification of all materials shall be supplied within a detailed method statement which shall include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 5 years following completion of the scheme. The scheme shall be implemented in accordance with the approved details during the next planting season following completion of the first phase of the development. Any trees which within a period of five years from planting are removed, die or become seriously damaged/diseased shall be replaced in the next planting season with others of similar size and species.
REASON: To ensure satisfactory landscape treatment of the site in the interests of the character and appearance of the area, that waste collections can be undertaken appropriately, biodiversity net gain is achieved and to ensure the provision of open space in accordance with policies NE12, NE15 and L2 of the Adopted Replacement Harlow Local Plan.

8. The development hereby approved shall be carried out in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan (both received 30 July, undertaken by Arbtech).

REASON: In the interest of policies NE11 and NE12 of the Adopted Replacement Harlow Local Plan 2006.

9. No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on detailed infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.
- Verification that the site is adhering to the drainage hierarchy.
- Limiting discharge rates to the 1 in 1-year greenfield rate, or 1l/s (whichever is greater) for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change. If this is proven not to be feasible then discharge rates should be limited as close as possible to the 1 in 1-year greenfield rate up to a maximum of 2.5l/s or a 50% betterment of the 1 in 1-year brownfield rate (whichever is the lower rate). All relevant permissions to discharge from the site into any outfall should be demonstrated.
- The implementation of rainwater reuse as much as possible.
- Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event.
- Final modelling and calculations for all areas of the drainage system including calculations for the 1 in 1-year greenfield rate and the 1 in 1-year brownfield rate. The brownfield rate calculation should take into consideration how the site currently drains, including the pipe diameters, any flow control devices and how many outfalls.
- The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- Detailed engineering drawings of each component of the drainage scheme.
- A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- A written report summarising, the surface water flood risk associated with the site, the final strategy and highlighting any minor changes to the approved strategy.

REASON: To ensure that satisfactory surface water drainage is provided in accordance with policy CP12 of the Adopted Replacement Harlow Local Plan 2006. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

10. No works except demolition shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage scheme and the maintenance activities/frequencies has been submitted to and approved in writing by the Local Planning Authority. Should any part of the surface water drainage system be maintainable by a maintenance company, details of long term funding arrangements shall be provided. The applicant or any successor in title must maintain yearly logs of maintenance which shall be carried out in accordance with the approved Maintenance Plan. These shall be available for inspection upon a request by the Local Planning Authority.
REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage scheme to be maintained in accordance with policy CP12 of the Adopted Replacement Harlow Local Plan. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.
11. No development shall commence until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.
REASON: To ensure that satisfactory surface water drainage is provided in accordance with policy CP12 of the Adopted Replacement Harlow Local Plan 2006. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.
12. Prior to the first occupation of the development hereby approved the vehicle/cycle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity.
REASON: To ensure that appropriate parking and turning is provided in accordance with policies T6 and T9 of the Adopted Replacement Harlow Local Plan and Essex County Council's Development Management Policies 2011.
13. Prior to first occupation of the proposed development, a Residential Travel Information Pack shall be submitted to and approved in writing by the Local Planning Authority. This shall include six one day travel vouchers for use with the relevant local public transport operator. The Residential Travel Information Pack shall be provided to the dwellings hereby approved and shall be carried out in accordance with the details submitted.
REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport in accordance with policies T4 and T6 of the Adopted Replacement Harlow Local Plan.
14. Prior to the commencement of development a Noise Survey and Noise Mitigation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Noise Survey shall be carried out by a competent professional and shall demonstrate that the development shall be designed and constructed so as not to exceed the noise criteria as follows:
- a) Daytime internal noise levels for habitual rooms of 35 dBL Aeq 16 hours.
 - b) Night time internal noise levels for sensitive rooms of 30 dBL Aeq 8 hours.
 - c) Daytime common areas 55 dBL Aeq 16 hours.

The survey is to include daytime (0700-2300 hours) and night time (2300-0700) readings and shall demonstrate that the internal noise levels are acceptable with the windows open and closed.

REASON: To ensure that the development would not prejudice the amenity of neighbouring residents or the residents of the proposed development, in accordance with policy BE17 of the Adopted Replacement Harlow Local Plan.

The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

15. Prior to the commencement of development, an Integrated Water Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of what waste water network infrastructure is required, where it is required, when it is required (phasing) and how it would be delivered. The development shall be carried out in accordance with the approved details.

REASON: To ensure that sufficient network and treatment capacity is made available to cater for the new development and in order to avoid adverse environmental impact upon the community in the form of sewage flooding and or pollution of the environment in accordance with policy CP12 of the Adopted Replacement Harlow Local Plan. The details are required to be approved before works commence to ensure the impacts of the development are acceptable.

16. Notwithstanding the approved plans, a Waste Plan including elevational drawings of any bin stores shall be submitted to and approved in writing by the Local Planning Authority. The Waste Plan shall demonstrate that the commercial bin store and the residential bin store would be separate. The development shall be carried out in accordance with the submitted details.

REASON: To ensure that commercial waste does not enter the household waste stream and vice versa.

17. 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
CM19/PL/100	D	Location and Block Plan	30.11.2020
CM19/PL/101	D	Site Plan	30.11.2020
CM19/PL.200	D	Proposed Ground Floor Plan	30.11.2020
CM19/PL/201	D	Proposed First Floor Plan	30.11.2020
CM19/PL/202	D	Proposed Second Floor Plan	30.11.2020
CM19/PL/203	D	Proposed Third Floor Plan	30.11.2020
CM19/PL/204	D	Proposed Roof Plan	30.11.2020
CM19/PL/400	D	Street Scenes	30.11.2020

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

INFORMATIVES:

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.

2. There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.
3. In this location Affinity Water will supply drinking water to the development. To apply for a new or upgraded connection, please contact Affinity Water.
4. Please refer to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".
5. The applicant is advised to achieve Secure by Design accreditation for the proposal.
6. It is the responsibility of anyone carrying out building work to comply with the relevant requirements of the Building Regulations. Applicants can decide whether to apply to the Local Authority for Building Control or to appoint an Approved Inspector.
7. The architect or applicant is reminded that additional water supplies for fire-fighting may be necessary for this development. The architect or applicant is urged to contact the Water Technical Officer at Service Headquarters, telephone 01376-576344.
8. The use of Automatic Water Suppression Systems can be effective in the rapid suppression of fires and can substantially reduce the risk to life and of property loss, and therefore the applicant, building owner and developer is urged to install this.
9. In Britain all species of bat are protected through their inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This makes it an offence under Section 9 of the Act to:
 - Intentionally kill, injure or take a bat;
 - Sell, hire, barter or exchange a bat, dead or alive;
 - Be in possession or control of a bat or anything derived from them.
As from January 2001 it has become an offence in England or Wales, intentionally or recklessly to;
 - Disturb a bat;
 - Damage, destroy or block access to the resting place of any bat.

If at any time bats or evidence of bats are observed during tree work operations should cease.
10. All British birds, their nests and eggs are protected by law under Section 1 of the Wildlife and Countryside Act 1981(as amended) and the Countryside and Rights of Way Act 2000. This makes it an offence to;
 - Kill, injure or take a wild bird
 - Take, damage or destroy the nest of any wild bird while that nest is in use or being built
 - Disturb any wild bird listed on Schedule 1 * while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird

* For a list of species included within Schedule 1 please refer to the Wildlife and Countryside Act 1981 (as amended).

If at any time nesting birds are observed during tree work operations should cease. The bird nesting season usually covers the period from mid-February to the end of August, however it is very dependent on the weather and certain species of birds may nest well outside this period.