

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE
13 January 2020

REFERENCE: HW/REM/20/00459

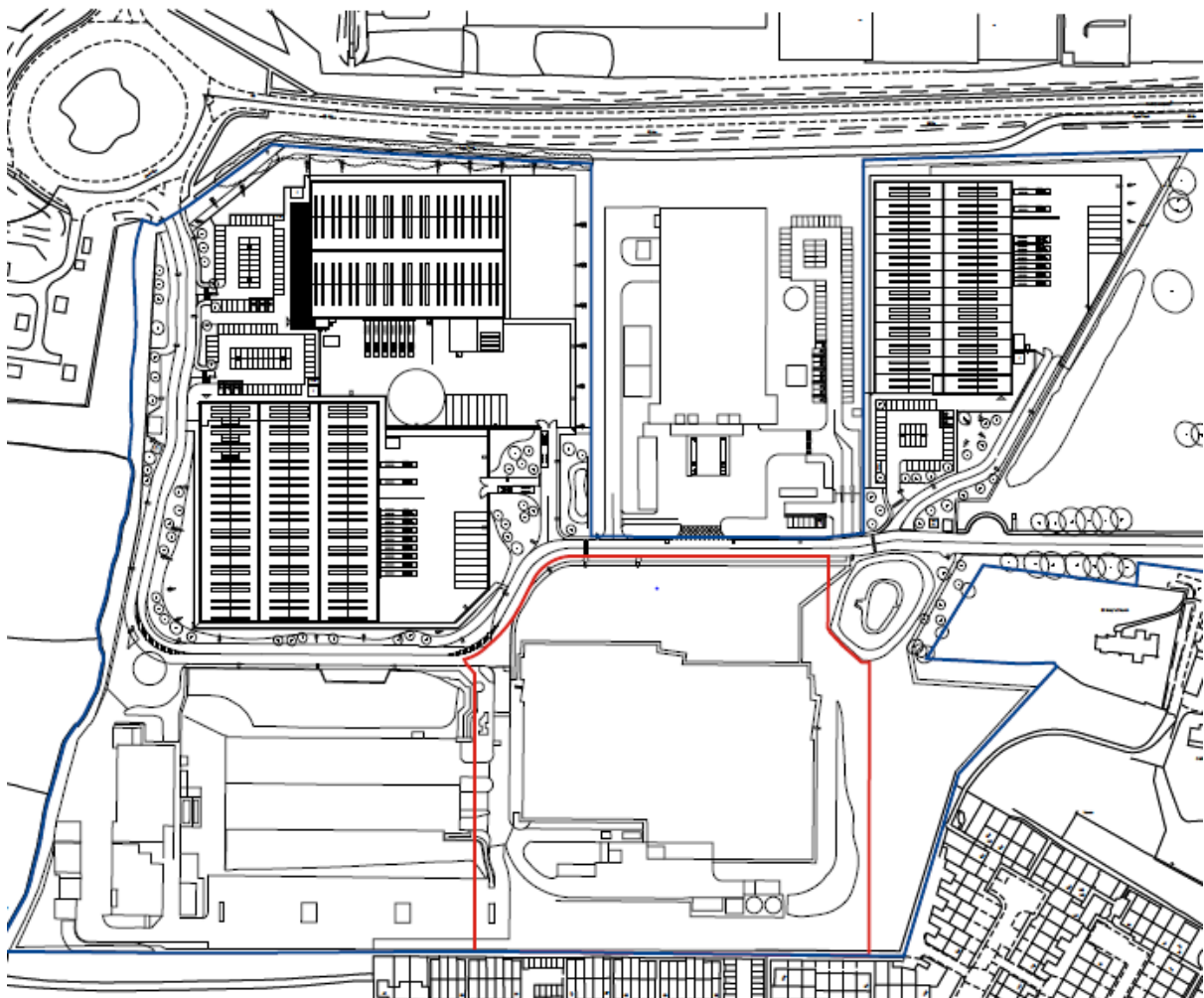
OFFICER: Jade Clifton-Brown

APPLICANT: Icon (Harlow) Limited

LOCATION: Icon Harlow
Third Avenue
Harlow
Essex

PROPOSAL: Reserved Matters application following planning permission HW/REMVAR/18/00364 (an approved variation to HW/OUTAM/17/00246) for approval of details relating to access (internal access), appearance, landscaping, layout and scale for proposed Building D within sub-plot 4.3

LOCATION PLAN



REASON BROUGHT TO COMMITTEE

Major Planning Application

Application Site & Surroundings

The application site is located within the Pinnacles Employment Area and formerly housed the GSK South site.

Outline planning permission was granted with all matters reserved for the redevelopment of the site for up to 46,916 sqm of Class B8 (Warehouse and Storage) floorspace under planning permission HW/OUTAM/17/00246. This included splitting the site into three plots (Plots 2, 3 & 4). Plots 2 & 3 have been completed.

A Parameters Plan was approved under application HW/OUTAM/17/00246 which set out specific characteristics that the final development would need to accord with. Each individual plot would contain a number of buildings varying in heights from 15.5m to 21m.

The outline permission has since been varied and replaced by reference HW/REMPVAR/18/00364.

The primary access to the site is via Third Avenue with the secondary access from Peldon Road restricted to non-HGV vehicles only.

The site is surrounded by allotments to the south-west; residential properties within the Katherines residential estate to the south (separated by a landscaped bund); Parndon Wood to the west (in Epping Forest District Council's administrative boundary); Church House (a Grade II Listed Building), St Mary's Church (Grade I Listed) and Katherine's House (Grade II Listed) to the east and the rest of the Employment Area to the north.

Details of Proposal

This application seeks the approval of the reserved matters associated with the varied outline application (HW/REMPVAR/18/00364) in relation to Plot 4.3. The reserved matters are access, appearance, landscaping, layout and scale.

The proposed development at Plot 4.3 includes the erection of one grey clad building (Building D) which would span 62.5m and would be 14.5m in height. There would be staff and visitor parking to its side and a service yard located to its front. The proposal also includes a van deck adjacent to Building D for overnight storage and charging space for delivery vehicles.

Access to the whole site has already been approved under application reference (HW/OUTAM/18/00070). This proposal seeks the approval of the internal access arrangements for Plot 4.3.

A separate reserved matters application has been submitted in relation to Plot 4.1. A separate application to amend the Parameters Plan to reflect the changes at Plots 4.1 and 4.3 has also been submitted.

RELEVANT PLANNING HISTORY

Planning Applications

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/OUTAM/17/00246	Redevelopment of The Former GSK South Site To Erect Up To 46,916 sq.m (GIA) of Class B8 Floorspace, Including Demolition of Buildings, Construction of New Paved Surfaces, Boundary Treatment and Landscaping, Parking and Associated Works	Granted	22.12.2017

HW/REMPVAR/18/00364	Application for Removal or Variation of A Condition in Relation to Planning Ref. HW/OUTAM/17/00246: Relating to Approved Plans and Condition 22: To Allow an Increase In The Maximum Floorspace Parameter for Plot 3 From 5,945 sqm to 6,336 sqm. Substitution of The Parameters Plan Rev. F With The Updated Rev. G Identified in The Decision Notice and In Condition 22	Granted	16.11.2018
HW/OUTAM/18/00070	Approval of All Reserved Matters of application HW/OUTAM/17/00246 in Relation to Phase 1, Plot 2, and Strategic Infrastructure for the Whole Site.	Granted.	24.05.2018
HW/REM/18/00368	Reserved Matters Submission Seeks Approval for Details of Access, Appearance, Landscaping, Layout and Scale for Phase 3 of Connex Park.	GTD	11.01.2019
HW/REM/19/00231	Approval of reserved matters (access, appearance, landscaping, layout and scale) in relation to plot 4 pursuant to outline planning permission HW/REMPVAR/18/00364 (last amended by HW/NMA/19/00412).	Granted.	16.12.2019
HW/NMA/20/00126	An amendment to the sub-plots within Plot 4 to reflect design development.	Granted.	09.04.2020
HW/NMA/20/00144	Application for non-material amendment following a grant of planning permission under planning reference HW/REM/19/00231 to remove the 'cut-out' in the south-east corner of the approved Building E.	Granted.	04.05.2020
HW/REM/20/00460	Reserved Matters application following planning permission HW/REMPVAR/18/00364 (an approved variation to HW/OUTAM/17/00246) for approval of details relating to access (internal access), appearance, landscaping, layout and scale for proposed Building E within sub-plot 4.1.	Pending.	
HW/REMPVAR/20/00461	Variation to Condition 22 (Approved Plans) of planning permission HW/REMPVAR/18/00364 (originally HW/OUTAM/17/00246) to allow for an amended Parameters Plan which reflects current reserved matters proposals for Plot 4.1 and 4.3 of the Icon Harlow site, including the following changes: 1. The maximum building line for Plot 4 has been amended at the southern boundary to allow the proposed Building E footprint. 2 The maximum building line has been amended along the eastern boundary to allow for a proposed means of	Pending.	

	<p>escape to the van deck proposed on Plot 4.3;</p> <p>3 The Plot 4 sub plot boundary, which divides sub-plots 4.1 and 4.3, has been moved to accord with the new development proposals; and 4 The maximum permitted finished floor level for sub-plot 4.3 has been raised from +62.5m AOD to +62.75m AOD i.e. by 25 cm.</p>		
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CONSULTATIONS

HDC- Environmental Health

No comment received.

HDC - Regeneration

No comment received.

Essex County Council - Highways

No objection.

Natural England

No comments to make.

Essex Wildlife Trust

No comment received.

Essex County Council - Heritage

No objection following amendments to the proposed colouring of the building.

ECC - Archaeology

No objection.

ECC - Urban Design

No objection following further clarification in relation to the overall design of the scheme.

Essex County Fire and Rescue Service (Harlow)

More detailed observations on access and facilities for the Fire Service will be considered at Building Regulation consultation stage. Additional water supplies for fire-fighting may be necessary for this development. The installation of Automatic Water Suppression Systems is encouraged.

ECC - Sustainable Drainage

No comments to make.

Historic England

No comment received.

Essex County Council - Education

No comment received.

Essex Police - Designing Out Crime

No comment received.

HDC - Consultant Tree Officer

The species choice of tree is a standard mix, whilst naïve is considered good for wildlife, it should be noted with our changing climate, applicants should be encouraged to plant more diverse species which may suit future climates, to provide resilient tree stock. The submitted information sets out that maintenance and replacement planting will be set out in detailed management plans, which at this stage are not available to view. It would be encouraged these are made and not forgotten. The landscape here must be enabled to establish under proper care and attention.

It is considered on balance; the reserved matter can be discharged with the information available.

Officer comment:

Additional information in relation to planting including maintenance and management plans at Plot 4.3 has been submitted under pending application HW/CND/20/00478. The consultant Tree Officer raises no objection to the submitted information.

Neighbours and Additional Publicity

Number of Letters Sent: 187

Total Number of Representations Received: 1

Date Site Notice Expired: 13 November 2020

Date Press Notice Expired: 5 November 2020

Summary of Representations Received

One representation has been received from a local resident. A summary of the representation is as follows:

- Continuous noise disturbance to nearby residential areas.
- The warehouses blot the landscape and spoil views.
- Requests noise reduction measures including acoustic fencing and the planting of trees.
- Requests that the trees grow higher than the warehousing to screen the buildings.

Officer comment:

Noise was considered at outline stage and conditions have been imposed which require further details to be submitted as part of the approval of conditions process. The imposed conditions would ensure that the impact of the proposal on neighbouring amenity is limited.

This assessment should only consider the matters reserved by the outline application, taking into account the terms and conditions imposed by that permission, and should not revisit matters which have already been assessed or will be considered via the conditions process.

PLANNING POLICY

SD1 - Presumption in Favour of Sustainable Development

ED2 - Protecting Existing Employment Areas

WE2 - Green Belt, Wedges and Green Fingers

WE3 - General Strategy for Biodiversity and Geodiversity

WE4 - Safeguarding Wildlife Sites Beyond the District Boundary

WE5 - Heritage

PL1 - Design Principles for Development

PL2 - Amenity Principles for Development

PL3 - Sustainable Design, Construction and Energy Usage

PL5 - Green Wedges and Green Fingers

PL7 - Trees and Hedgerows

PL8 - Green Infrastructure and Landscaping

PL9 - Biodiversity and Geodiversity Assets

PL10 - Pollution and Contamination

PL11 - Water Quality, Waste Management, Flooding and Sustainable Drainage Systems

PL12 - Heritage Assets and their Settings

PR1 - Development within Employment Areas
IN1 - Development and Sustainable Modes of Travel
IN2 - Impact of Development on the Highways Network including Access and Servicing
IN3 - Parking Standards

PLANNING ASSESSMENT:

The principle of the proposed development was considered acceptable under planning permission HW/REMPVAR/18/00364 (originally HW/OUTAM/17/00246). This application seeks the approval of the associated reserved matters which are scale, appearance, layout, landscaping and access in relation to Plot 4.3.

Summary of Main Issues

Outline planning permission granted up to 46,916 sqm (GIA) of B8 floorspace across the entire site (Plot 2, 3 and 4). The approved Parameters Plan allows for the construction of up to 4 buildings within Plot 4, each with a maximum height of 15.5m and a finished floor level of +65 AOD.

The proposed development (including the pending application at Plot 4.1) would bring the total floorspace across the site to 39,695.8sqm (7,220.2 sqm less than approved). In addition, the proposal includes one building (two overall with plot 4.1 and a van deck with maximum height less than 15.5m with a finished floor level of +62.75 AOD. The proposed development would therefore accord with the outline planning permission and Parameters Plan in terms of scale.

In relation to appearance, the proposal would appear as an industrial warehouse with an attached associated office and van deck which would be appropriate given the context and purpose of the site within the Employment Area.

The proposed materials have been amended throughout the application process to soften the appearance of Building D. It would be similar in appearance to the buildings at Plots 2 and 3, and with the proposed building at Plot 4.1.

Notwithstanding the above, a condition associated with planning application HW/REMPVAR/18/00364 requires materials for this plot to be submitted to and approved by the Local Planning Authority, which will ensure that the proposal does not result in harm to the character and appearance of the area.

It was determined at outline application stage that the location and height of the buildings would have an acceptable impact on the heritage assets to the east of the wider site. The proposed building would be separated from the heritage assets by over 100m and by the Green Wedge. The proposed materials would further mitigate its impact on these assets. Essex County Council's Heritage Officers raises no objection following amendments to the proposed colouring.

The proposed layout includes Building D in the middle of the site with staff/visitor parking on one side and the van deck on the other. It is considered that the separation of the car parking areas and the van deck is logical and would prevent highway and pedestrian safety risks.

The proposed access is considered to be logical and it is noted that it would be accessible for all users with the car park and plot entrances designed to provide inclusive access with wheelchair disabled parking spaces located closest to the building entrance. The office fronting the access road and car parking areas would provide passive surveillance to these areas. The plot would be well-connected to the wider site and it is noted that there would be pedestrian access to the adjacent Green Wedge to the benefit of staff. Essex County Council's Highways team raise no objection to the proposal

A natural visual and noise barrier between the proposal and the existing residential areas would also be provided by the established landscaping bund which is to be retained and enhanced with new woodland planting. Where the regrading of existing woodland areas is necessary to implement the scheme, replacement woodland planting is proposed to mitigate its loss. The proposal also includes amenity grass and species-rich grassland with wildflowers and an avenue of freestanding trees within the site to enhance amenity and ecology value.

It is considered that the proposed landscaping would help to mitigate noise impacts however it is noted that conditions have been imposed at outline stage which require further details in relation to noise to be submitted as part of the approval of conditions process. The imposed conditions would ensure that the impact of the proposal on neighbouring amenity is limited.

Further details in relation to landscaping have been submitted under pending application HW/CND/20/00478. Harlow Council's consultant Tree Officer has reviewed the information submitted and raises no objection.

Other Matters

HLDP

The HLDP places greater emphasis on sustainability in comparison to the previous Local Plan under which the outline planning permission was granted. Whilst sustainability is not a reserved matter, it is therefore considered appropriate to assess it at this stage.

Policy PL3 the HLDP sets an expectation that all new development shall deliver high standards of sustainable design and construction and efficient energy usage, taking account of predicted changes to heating and cooling requirements as a result of climate change. This policy encourages applicants to consider the impact of their development and seek ways to address the effects, above and beyond those measures required by Building Regulations.

To address the requirements of Policy PL3, it is recommended that a condition be imposed requiring the submission of a Sustainability Strategy. This strategy shall include details of any use of on-site low carbon/renewable energy technology and how the design, massing, layout, construction of the building contributes to reducing carbon dioxide (CO₂) emissions. The Sustainability Statement should make clear how measures have been incorporated into the design of the development to ensure they are well integrated.

It is also recommended that a condition be added to require electric charging points to future proof the development.

HW/REMPVAR/20/00461

There is a related application HW/REMPVAR/20/00461 which seeks a variation of the Parameters Plan to amend the building line along the eastern boundary to allow for a proposed means of escape to the proposed van deck, and an increase in the maximum permitted finished floor level for sub-plot 4.3 from +62.5m AOD to +62.75m AOD i.e. by 25 cm. The proposed alteration to the building line would bring the building line closer to the Green Wedge than envisaged but it is not considered that this would impact its openness. In addition, the Green Wedge would be retained and would continue to separate the proposal from the heritage assets to the east. It is considered that the proposed amendments are marginal and would not result in additional impacts to the surrounding area compared to the outline planning permission.

CONCLUSION

The proposal is considered to be in accordance with outline planning permission HW/REMPAR/18/00364 (originally HW/OUTAM/17/00246) and the approved Parameters Plan. Taking this into consideration and given the context of the application site within an Employment Area, it is considered that the proposed scale, appearance, layout, landscaping and access and thus the reserved matters are acceptable. The proposal is considered to be in compliance with the Harlow Local Development Plan 2020. It is therefore recommended that planning permission is granted.

RECOMMENDATION

That Committee resolve to **RESERVED MATTERS APPROVAL** subject to the following conditions:

- Prior to the commencement of development, a Sustainability Strategy for the development shall be submitted to and approval in writing by the Local Planning Authority. The submitted Sustainability Strategy shall include details of any use of on-site low carbon/renewable energy technology and how the design, massing, layout, construction of the building contributes to reducing carbon dioxide (CO₂) emissions. The Sustainability Statement should make clear the target total carbon dioxide (CO₂) reduction level, by using nationally recognised, independently audited schemes such as Energy Performance Certificates. The evidence should include a clear breakdown of the percentage of carbon savings delivered by building efficiency and the use of any low carbon or renewable energy technologies. The development shall thereafter be carried out in accordance with the approved Sustainability Strategy.

REASON: To ensure that the proposal meets with the requirements of sustainability, in accordance with Policy PL3 of the Harlow Local Development Plan, December 2020.
- Prior to the first use of the building hereby approved a plan showing the provision of electric charging points within the car park shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall thereafter proceed in full accordance with the approved plan.

REASON: To ensure that the proposal meets the requirements of promoting sustainable travel choices, in accordance with Policy IN1 of the Harlow Local Development Plan, December 2020.
- 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
8331-P100	Phase 2 Plot 4.3	Application Site Boundary	02.10.2020
8331-P002	Rev A Phase 2 Plot 4.3	Existing Site Sections	02.10.2020
8331-P101	Rev C Phase 2 Plot 4.3	Proposed Site Plan	02.10.2020
8331-P102	Phase 2 Plot 4.3	Proposed Site Sections	02.10.2020
8331-P150	Rev B Phase 2 Plot 4.3	Proposed General Arrangement	02.10.2020
8331-P152	Rev E Phase 2 Plot	Proposed Elevations	20.11.2020

8331-P153	4.3 Phase 2 Plot	Proposed Section	02.10.2020
8331-P154	4.3 Rev A Phase 2 Plot	Proposed Van Deck Plans	02.10.2020
8331-P155	4.3 Rev C Phase 2 Plot	Proposed Van Deck Elevations	20.11.2020
8331-P156	4.3 Rev A Phase 2 Plot	Cycle Shelter Details	06.10.2020
805 P 02	4.3 Rev B Harlow Plot	Icon Landscape Masterplan	02.10.2020
129372-0001	D --	Swept Path Analysis	02.10.2020

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

INFORMATIVE CLAUSES

1. 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.
2. There is clear evidence that the installation of Automatic Water Suppression Systems (AWSS) can be effective in the rapid suppression of fires. Essex County Fire & Rescue Service (ECFRS) therefore uses every occasion to urge building owners and developers to consider the installation of AWSS.