

Item 9
HW/REM/20/00460
Icon Plot 4.1

Sustainability

Condition 1 requires a Sustainability Strategy to be submitted prior to the commencement of the development. The applicant has requested that the trigger point be altered from prior to the commencement of development to prior to the occupation of the development as, if planning permission is granted, the start date for work is 25th January with a 15 week programme to complete. This is considered acceptable and condition 1 shall therefore be re-worded as follows:

1. Prior to the occupation of the development, a Sustainability Strategy for the development shall be submitted to and approved 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.

Landscaping

The Landscape Masterplan has been amended to include bird boxes. The Landscape Masterplan set out within Condition 3 (Approved Plans) therefore needs to be amended to Landscape Masterplan 805 P 01 C.

Recommendation

The recommendation is updated as follows:

That Committee resolve to GRANT PLANNING PERMISSION subject to: (i) Condition 1 being re-worded to include the trigger point 'prior to the occupation of the development' (ii) Condition 3 being updated to include amended Landscape Masterplan 805 P 01 C and (iii) the conditions, as set out in the published agenda papers

Background – Information only

Other Related Applications

There are three pending applications relating to Plot 4 as follows:

HW/REMVAR/20/00461

Variation to Condition 22 (Approved Plans) of planning permission HW/REMVAR/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 escape to the van deck proposed on Plot 4.3;*
- 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.*

The proposed amendments to the Parameters Plan are considered acceptable in principle. The impact on the appearance, layout and scale and neighbouring amenity would be assessed at reserved matters stage under pending applications HW/REM/20/00459 and HW/REM/20/00460. Furthermore, it is not considered that the proposal would result in detrimental impacts to the Green Wedge, Listed Buildings, ecology, flooding or archaeology compared to the outline planning permission. The proposal is therefore recommended for approval accordingly. No objections have been received from consultees.

HW/CND/20/00478

Part discharge conditions 4 (External Materials), 6 (Construction Management Plan), 11 (External Illumination), 12 (Noise), 14 (Arboricultural Method Statement), 15 (Landscaping), 16 (Drainage Scheme), 17 (Off site flooding) and 18 (Drainage Maintenance) of outline planning permission HW/REMVAR/18/00364 (previously HW/OUTAM/17/00246) in respect of the above site.

The Council's Environmental Health Officer, Landscape Architect, Tree Officer and Essex Essex County Council's Urban Design and Heritage teams raise no objection to the submitted information. In addition, JBA Consulting (Flood Risk Consultants) reviewed the submitted documentation on behalf of the Local Planning Authority and raise no objection. The application is recommended for approval accordingly.

HW/CND/20/00489

Part discharge of conditions 12 (Noise), 15 (Landscaping), 16 (Drainage Scheme), 17 (Offsite Flooding Scheme) and 18 (Drainage Maintenance Plan) of outline planning permission HW/REMVAR/18/00364 in relation to Plot 4.1.

The Council's Environmental Health Officer, Landscape Architect and Tree Officer raise no objection to the proposal. In addition, JBA Consulting (Flood Risk Consultants) reviewed the submitted documentation on behalf of the Local Planning Authority and raise no objection. The application is recommended for approval accordingly.