

Item 8 - HW/REM/19/00322

LC2, Newhall

An objection has been received as follows:

“This design and number of units will be detrimental to the local area. The height of the flats and proximity and the outlook will create direct outlook onto the nursery playgrounds.

The design of the block is monstrous and would impact the street scene tremendously.

There is not enough design detail shown for the blocks in the application that I have seen.

In Newhall there is a lack of open space and this area would create a nice break in a heavily dense residential area. This will be decreasing the very little green areas there are in newhall and contributing to the density.

4.8.13 Opportunities to improve the wildlife and biodiversity value of open spaces should be maximised.- from Harlow local SPD. By turning this area into residential there is a reduction in local wildlife habitats.

‘Small-scale residential infill development will be considered against the following criteria. The development should positively respond to the prevailing character of the area by being appropriately designed with regard to:

- **Intensification:** The development should not represent an overdevelopment of the plot. This includes not developing in the gardens of existing dwellings where the result would present an over- intensification of the plot. The distance between buildings, the prevalent building line and typical garden sizes will be taken into account in assessing this. The privacy, outlook and daylight and sunlight exposure of existing and proposed dwellings will also be considered.
- **Scale:** The new buildings should be of a similar scale, massing and height to surrounding buildings. The plot width should also be similar to the surrounding precedent.
- **Design:** The design of rooflines, projections, entrances and the building materials used should follow the prevailing character of the area, unless (i) exceptionally high quality design is proposed and (ii) the location of development is suited to an exceptional building.
- **Front boundary:** The front boundary treatment should be consistent with neighbouring properties (including where there are open fronts) and any landscaping and vegetation provided should be complementary.
- **Access:** There should be sufficient space for users (including those with mobility needs) to safely and conveniently access the new dwellings without adversely affecting neighbours.
- **Parking:** There should be sufficient car parking spaces provided for the proposed development, either on-street or on-plot, using the parking levels set out in the Adopted Vehicle Parking Standards as required by Harlow Local Plan policy T9. Insufficient parking may be used as a reason for refusal if this Local Plan policy is not met. Refer to Principle DG32 on residential parking.’

Taken from the Harlow council design guide SPD. This design and proposal is not inline with any of the above which is outlined by the council.

Currently a children park sits between flats behind the new ground cafe which the access is with a small alley next to the cafe or going around the whole block. If this block was to be built this would create even more dense area.

It is also in direct sight line with the roundhouse listed building. Causing disruption to the views and local area surrounding it. The design has no relation to the listed building, the materials or the design is not sympathetic.

The increase in properties will also cause extreme traffic problems to an area which is already congested especially when school drops are happening. There is currently no spaces to park and alot of blindspots around the current site, parents are on the literally on road with their children entering cars as there is no pavement due to the site work.

Officer Response: Issues raised have been addressed in the Committee Report.

Planning History

During the course of drafting the Committee report, an application has been received which needs to be added to the Planning History, as follows:

<u>App Number</u>	<u>Proposal</u>	<u>Status</u>	<u>Decision Date</u>
HW/S106/21/00597	Discharge of Planning Obligation for S106 Schedule 3 Part A (outline Approval HW/PL/04/00302- Affordable Housing Location, Mix, Size and Tenure relating to LC2	Under consideration	

Affordable Housing section of Committee report

The applicants have confirmed that there was an error in their submission and, following the submission of a viability assessment, that the proposed affordable housing is reduced from 30.8% of affordable housing (8 dwellings) to 15% (4 dwellings) in accordance with the recently submitted details under the affordable housing S106 clause discharge application.

The Committee report is amended, as follows:

“Affordable Housing

Local Plan Policy H8 indicates that affordable housing should form a percentage of housing on major development sites with 30% being the target.

In the case of Newhall Phase 2, the legal agreement (S106) attached to the outline scheme provides a mechanism to agree the percentage of affordable housing for each tranche coming forward as reserved matters. This mechanism allows for a lower percentage of

affordable housing (down to 15%) with an overall requirement that the Newhall Phase II scheme provides 33% affordable dwellings.

To be clear, this application does not determine the quantum or tenure of affordable housing as this is to be determined under the mechanism in the S106 under the reference HW/S106/21/00597.”

Following the amendment of the report to clarify that the affordable housing offer does not form part of this application, the following plans should be deleted from condition 8:

NHH-PRP-A01Z- ZZ-DR-A-RM- 2030	Rev P03 Ground Floor	Tenure Plan	22.10.2021
NHH-PRP-A01Z- ZZ-DR-A-RM- 2031	Rev P03 Level 1	Tenure Plan	28.10.2021
NHH-PRP-A01Z- ZZ-DR-A-RM- 2032	Rev P03 Level 2	Tenure Plan	28.10.2021

As the affordable housing is to be determined via the S106 application, there is a need to ensure that the unit are located appropriately. Therefore an additional condition is required. Condition 9 should state:

9. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a scheme showing the location of the affordable housing units within the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved scheme. Those dwellings providing Affordable Housing shall be made available to occupants in accordance with the approved scheme or as otherwise agreed in writing by the Local Planning Authority.

REASON: To promote tenure mix and ensure the suitable provision of Affordable Housing

Actions:

- 1) Amend Committee Report to include S106 clause discharge application in Planning History section
- 2) Amend Affordable Housing Section of the Committee Report as above
- 3) Amend Condition 8 as set out above.
- 4) Add Condition 9 above.