

Item 10 - HW/FUL/22/00237 - Land To The West Of Staple Tye Shopping Centre Perry Road Harlow Essex

Minor changes to the Officers' report including conditions and informatives are set out below.

Officers' report

(Page 122) Add new paragraph to the Energy and Sustainability assessment of the report as follows:

The Harlow & Gilston Garden Town Sustainability Checklist applies to all Council led housing schemes. A Sustainability Checklist has been submitted that demonstrates that Environmental Sustainability and Socio-Economic Sustainability issues have been adequately considered. However, in order to fully demonstrate this and provide additional information on some matters not covered in the submission such as the Circular Economy, a condition is recommended that requires the submission of a completed Sustainability Checklist for the development prior to works commencing, alongside any further additional information necessary to demonstrate the scores allocated within the completed checklist. On this basis, the development is considered to meet the requirements of policy PL3 of the HLDP.

Changes to the proposed conditions and Informatives:

- 1. New Condition 23** - *Prior to the commencement of all works on site, a completed Harlow & Gilston Garden Town Sustainability Checklist for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority, alongside any additional information necessary to demonstrate the scores indicated within the completed checklist*
Reason: To fully detail the sustainability credentials of the development, in accordance with policy PL3 of the Harlow Local Development Plan 2020

- 2. Informative 4** (page 131) is to be deleted and replaced by new condition 24 for controls on hours of construction, to read as follows:

"No construction works involving heavy machinery shall take place on the premises outside the hours of 8am and 6pm on weekdays and 9am and 1pm on Saturdays nor at any time on Sundays, Bank or Public Holidays.

REASON: In the interests of the amenity of adjoining residents, in accordance with policies PL2 and PL10 of the Harlow Local Development Plan, December 2020."

- 3,** A new condition (25) will also be added that requires the Electric Vehicle Charging Points (ECVP) as shown on the approved plans to be installed and operational prior to first use/occupation of the building, and maintained as such for the lifespan of the development. The condition shall read as follows:

"Prior to first use/occupation of the development, the Electric Vehicle Charging Points (ECVP) as shown on the approved plans shall be installed and be fully operational, and maintained as such for the lifespan of the development.

Reason: In the interests of encouraging more sustainable forms of travel in the District, in accordance with policy IN1 of the Harlow Local Development Plan 2020."

Approved plans condition will become condition 26