

## Item 10

### HW/FUL/22/00106 – Sherards House, Three Horseshoes Road, Harlow

#### Updates to Officer's Report and Recommendations

##### Updated Waste Comments:

- The swept path analysis submitted under HD21019: 106 and 107 demonstrate that the RCV cannot navigate the proposed design without mounting kerbs or overlapping parking bays. The design needs to suitably demonstrate safe vehicular access and the current proposal does not achieve this.
- The route in and out of the proposal is incredibly tight; if the vehicle enters and is unable to pass vehicles that are not within parking bays, the RCV would be forced to reverse all the way out. The acceptable reversing distance is 12m as specified in BS5906 and such a scenario would significantly exceed this distance. What restrictions is the applicant proposing to mitigate this?
- Please see the attached screenshot taken from Google Maps. Whilst we appreciated that this is outside of the scope of this proposal, this is the access route to the development. Parking restrictions are required on this route because otherwise, access cannot be achieved, making the proposed waste strategy completely unviable.
- Throughout the development, the applicant has proposed communal collection points. The Council do not support communal collection points to ensure waste presented incorrectly can be identifiable to a specific address, in the interest of good practice, education and enforcement.
- Neither Essex County Council or Harlow Council grant permission for waste to be stored and/or presented for emptying on land we own or are responsible for maintaining. I note that several collection points appear to be on public walkways. Is any of the open spaces within the development going to be owned or maintained by either authority?

##### **Officer Comments:**

The applicant has confirmed that the waste plan is inaccurate and that the refuse vehicles are able to manoeuvre within the site without the need to cross footpaths or gardens. An amended plan is to be submitted to demonstrate such and a condition in respect of such is proposed. Regarding the access from Jerounds, this is not adopted highway and therefore it is proposed to apply for a traffic order to restrict on-street parking to ensure that vehicles can access the site (including emergency and refuse).

##### Condition 19

A checklist was received and therefore the condition should be amended to read:

The development hereby approved shall be carried out in accordance with the Sustainability Checklist prepared by DW Design dated March 2021.

##### Additional Conditions:

23. No development shall commence until a scheme to restrict on street parking on the access from Jerounds has been submitted and agreed in writing by the local planning authority. The scheme shall be implemented as per the agreed details before any beneficial occupation of the dwellings hereby approved and retained in such form.

Reason: To ensure the safe passage of vehicles to the site including refuse and emergency vehicles.

24. No development shall take place until a revised waste tracking plan has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure there is sufficient ability for refuse vehicles to manoeuvre within the site.