

APPENDIX D - LONDON ROAD SOUTH – Consultation Summary

Respondent	Comment	Council Response
1. Savills on behalf of Harlow Properties Ltd	Changes are proposed to the LDO conditions to make the scope for phased implementation and the staged submission and agreement of details more explicit. We generally support this intention, but for it to work as intended we request that two small adjustments are made as well.	Noted
	The first is to insert the words “or part thereof” after the word “development” in the first line of the amended G1. This will allow the staged implementation of development where, for example, the details of the access to each area may be known before all of the building details.	Rejected. The Council considers this addition to be unnecessary as it would introduce a further level of phasing to the already phased LDO.
	The second recommendation is to insert the words “unless otherwise agreed in writing with the local planning authority” at the beginning of Conditions PH1 and PH2. This does not anticipate any issue with our submission under PH2, but simply allows joint submission and consideration of the enabling works pack now.	Rejected. The addition of the proposed ‘tailpiece’ condition would be invalid in planning terms as this would open up the potential to extend the scope of the planning permission beyond what was originally approved.
	Whilst writing can we also suggest that the LDO is updated to show the right version of the plan contained at Appendix D of the LDO. The consultation version of the plan shows the right position and extent of the features referred to and there may be an opportunity now while consultation is ‘open’ on the LDO to ensure that the correct plan is included in the LDO.	Noted. Corrections made.
2. Environment Agency	No comments to make on the amended wording.	Noted.
3. English Heritage	There are no designated heritage assets within, or adjacent to, the boundary of the sites covered by these LDOs. The site’s relationship to the newly established and carefully designed New Hall neighbourhood requires consideration; uses and urban design of development at the site needs to be compatible with and complementary to, the adjacent New Hall neighbourhood. Archaeological evaluation within the site area will be required.	Noted.
	For LDO London Road South, we welcome the inclusion of Environmental Conditions in relation to Works to Retain existing Trees and Hedgerows (E1), Landscaping Strategy (E2), Tree Re-Planting (E5) and E11 Materials and the inclusion of Archaeological Conditions (E13 to E15). We welcome their amendment to establish phased implementation.	Noted.