

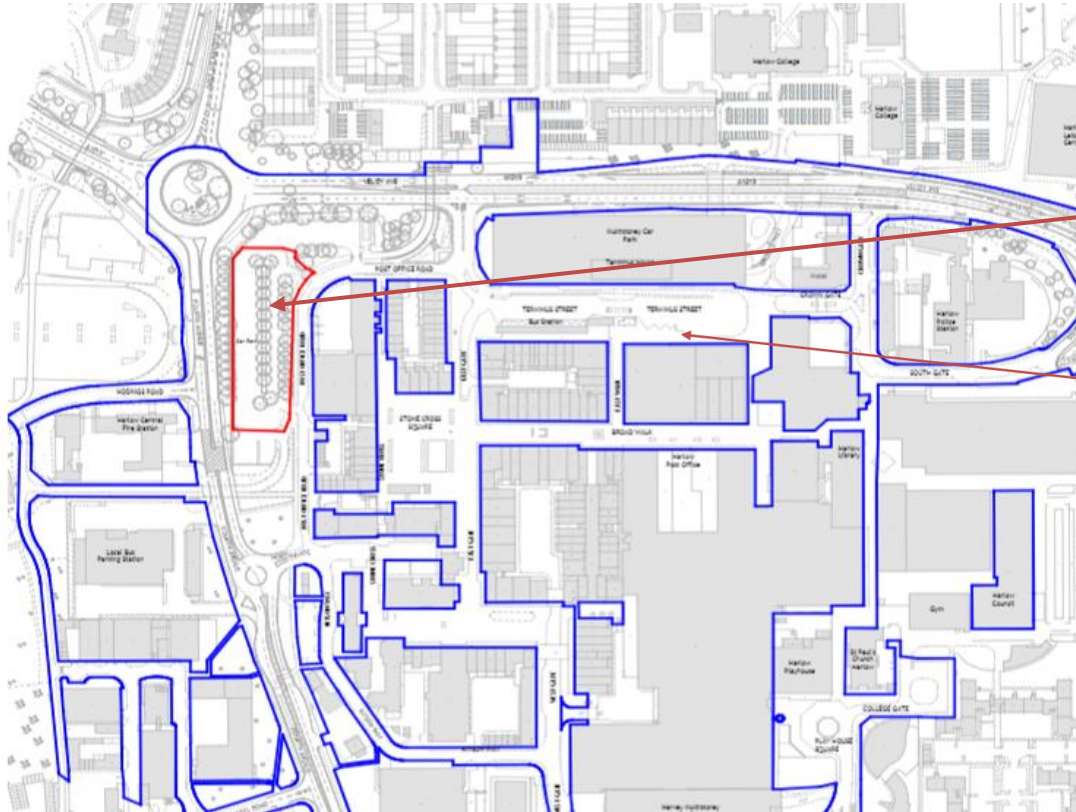
Agenda Item 11

Post Office Road Car Park, Post Office Road, Harlow

Application References HW/FUL/24/00283

Alteration of the existing Post Office Road Car Park to form temporary bus station that will host 8 no. bus bays during the length of the construction of the 'Harlow Sustainable Transport Hub and Interchange' approved under planning reference HW/REM/23/00272.

Location Plan



Application Site

Existing Bus Terminal

Application Details

Change of use to temporary bus station from car park

18 month time period sought to enable the Transport Hub and Interchange to be constructed so no loss in provision

Eight bus bays – for seven buses and a National Express Coach

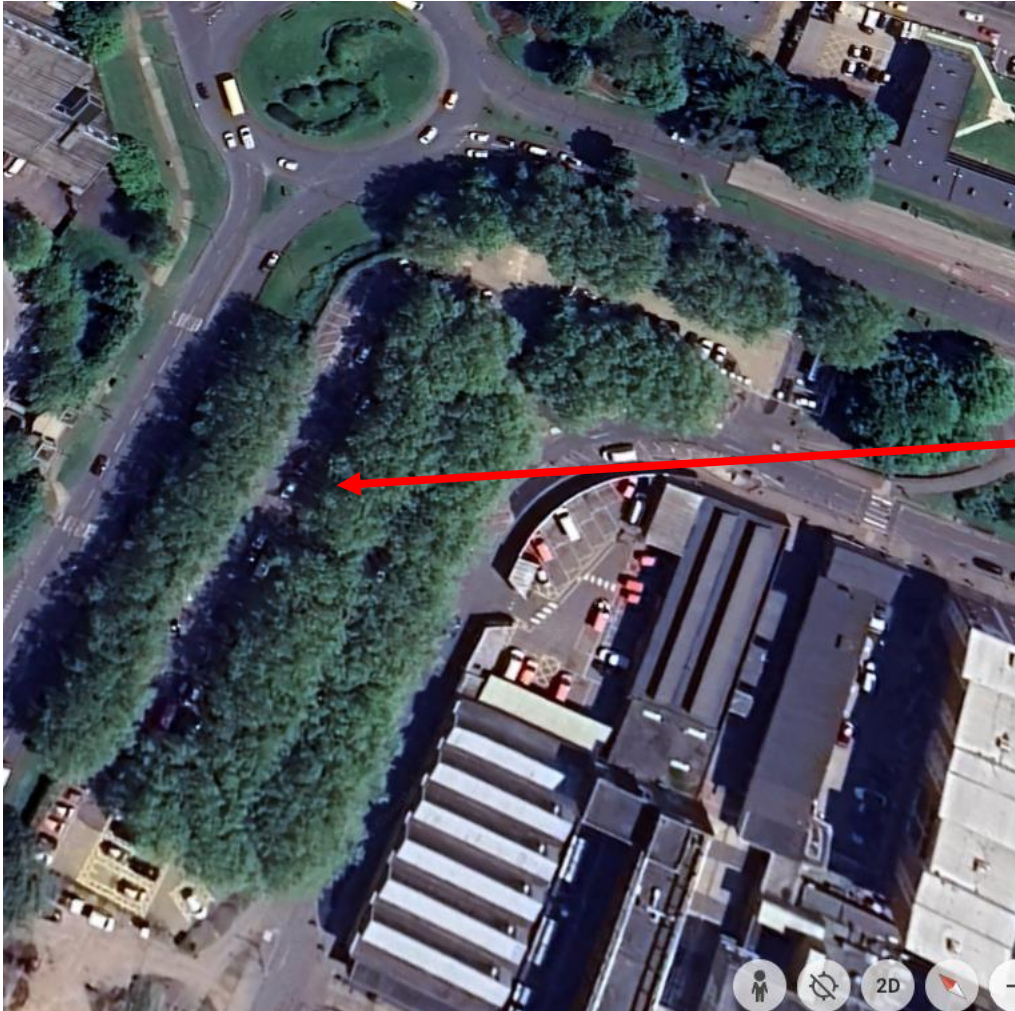
Further eight bays in a separate lay-by area where buses would park when not in service

Nine bus shelters

New pedestrian pathway to provide safe and convenient access to the bus bays, made of concrete slabs laid on top of the existing hard surfacing

20 Sheffield cycle stands proposed (total 40 spaces)

Aerial Image



Site

Context Plan



Application Site

Existing Bus Station

Existing car park entrance and exit



View west through car park



View west through car park



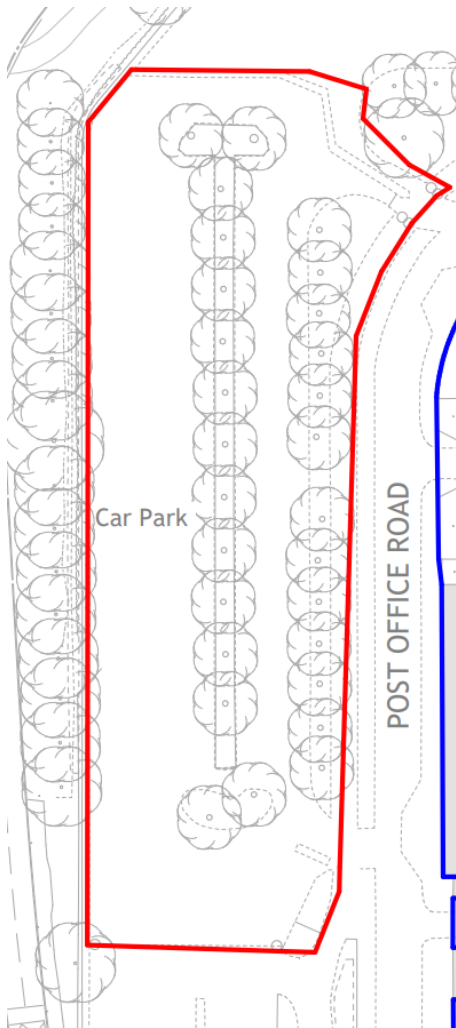
View east through car park



View east through car park

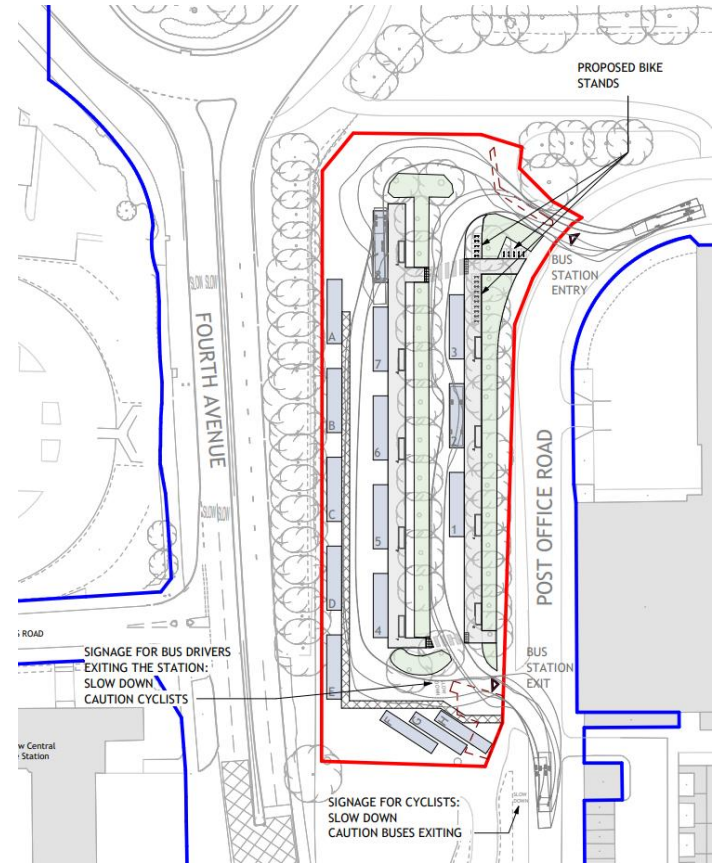


Existing & Proposed Site Plan



← Existing

Proposed →



Key Issues

The key planning matters are:

- Principle of development
 - Well related to existing bus station with access to town centre services
 - Ensures continuity of service provision
- Layout and design
 - Temporary in nature and can be returned at end of period to previous condition
- Trees
 - AIA supports application.
 - Arb officer advises little impact to trees which would all be retained
- Biodiversity
 - Exempt from BNG
 - Condition proposed to deal with biodiversity enhancement
- Highways and parking
 - Sustainable location
 - Temporary loss of 139 parking spaces but other parking exists
 - 40 cycle parking spaces (see illustration)



Recommendation

Grant planning permission for the conditions outlined in the report, namely:

1. Temporary nature – use to cease by 30 June 2026 and reinstated to former condition
2. Details in accordance with AIA
3. Securing biodiversity enhancements (please refer to amended wording in Supplementary)
4. Cycle parking to be in place before first use