

UPDATE SHEET

Application Reference: HW/FUL/24/00253

PROPOSAL: Construction of new community facilities comprising a multi-use community hall formed around existing timber frame of barn, new reception and WC facilities and integration of Old Dairy building to provide varied spaces for community use and landscaped open space and car parking forming multi-use facility as previously approved under HW/PL/15/00094 (varied via S73 HW/REMVAR/24/00037).

The following has been received from the agent representing the applicant:

As part of the S106 Agreement for LC1 under application HW/FUL/19/00321 which the Council has resolved to approved pending the S106 agreement, which is now in an agreed form, the retention of the dairy building has been agreed between NPL and the Council. The extent of assets agreed to be transferred to the NRA is shown on the attached plan.

We confirmed that the extended Community Building is significantly larger than that required under the original S106 and design brief and has been designed to appeal to a wider audience with more flexibility for the use and income generation capability of the hall. On this basis there is no obligation or need for the dairy to be transferred as the community building alone more than meets the original S106 requirement and meets the new S106 size requirements. The points raised about the profitability of the hall are not based on any factual information as this remains to be submitted by NPL and agreed by the Council as part of the Community Building Maintenance Strategy required under Schedule 3 of the said new S106 agreement once this agreement is executed. As stated above this document is now in an agreed form after many months of pause with the Council's solicitor and we are just providing up to date title information to the solicitors before the S106 agreement is executed.

The Community Building Maintenance Strategy will include charging arrangements and our estimate of the impact on estate service charges as envisaged in the original S106 agreement and all of the dwelling transfers at Newhall. This is a S106 matter to be dealt with between Newhall Projects and Harlow Council under the S106 agreement.

In terms of community consultation, the original scheme was consulted upon, and given the very minor nature of the proposed amendments, it was not considered that additional consultation was required. That said, the Council has consulted upon the S73 application, the LC1 application and the current full application. Newhall has also published details of this project on its own website for the local community. We trust this response satisfactorily deals with the points of concern/objection most of which are not in fact planning matters”

The following amendments to the conditions are proposed:

Change condition 2 to a compliance condition -

2. Prior to the commencement of use of the development the 12 cycle parking spaces shown on drawing 166.18.328C dated 23/09/24 shall have been provided as shown and be available for use. The cycle parking provision shall be retained for use as such for the lifetime of the development.

REASON: In the interests of sustainable development and to accord with Policies IN1 and IN3 of the Harlow Local Development Plan 2020.

Updated reference nos. in conditions 6 & 9 -

6. Prior to the commencement of use of the development, details of all external lighting, including lux levels and light spillage, based on illustrative external lighting plan (1166.18.324C: Community Facilities Indicative Lighting Layout) shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and maintained in accordance with the details approved.

REASON: To minimise any excessive light spillage/pollution and to ensure the area is appropriately lit for its intended purpose and to comply with Policies PL1 and PL10 of the Harlow Local Development Plan 2020.

9. The development shall be implemented in full compliance with the details set out in the Newhall Soft Landscape Works and Maintenance Specification, V4/240930, Colvin & Moggridge.

REASON: To achieve a high quality and sustainable development and to comply with Policies PL1, PL7 and PL8 of the Harlow Local Development Plan 2020.