

## REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE

2 July 2025

**REFERENCE:** HW/FUL/25/00127

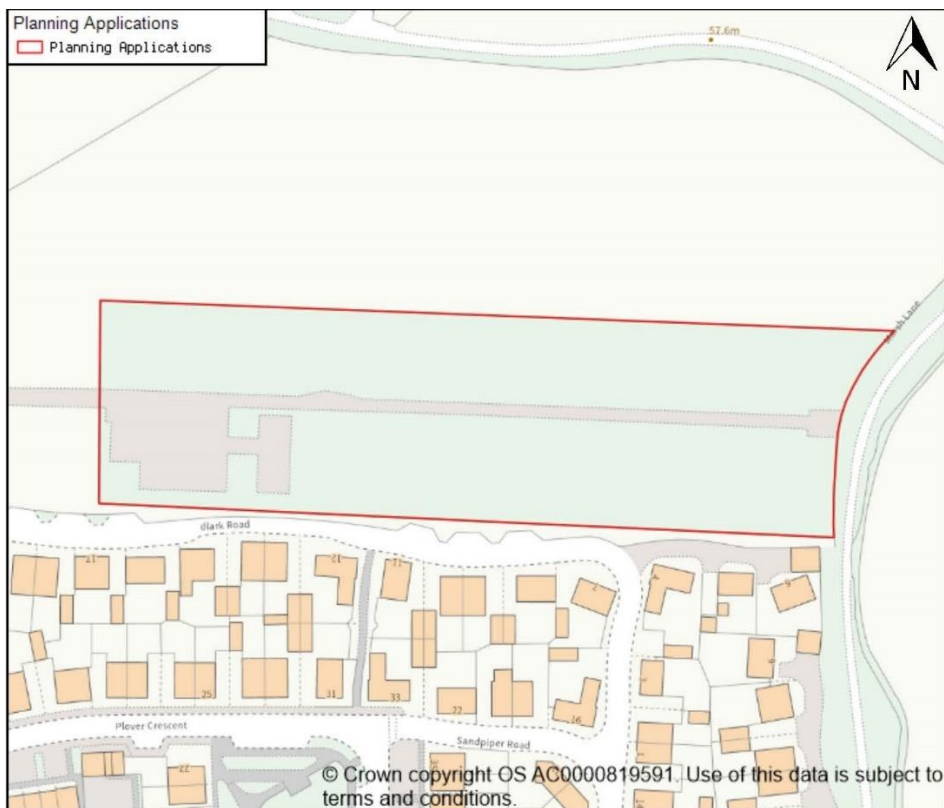
**OFFICER:** Clive Theobald

**APPLICANT:** Linda Burns c/o Gilden Park Residents Association

**LOCATION:** Proposed Allotment Site North Of Gilden Park  
Harlow  
Essex

**PROPOSAL:** Erection of 58 sheds and 60 greenhouses on allotment site.

### LOCATION PLAN



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### REASON BROUGHT TO COMMITTEE

More than two letters of objection have been received which are contrary to the officer recommendation of approval.

### RECOMMENDATION

The proposal is considered acceptable in terms of the impact on the openness on the Green Belt, design, character and appearance and impact on residential amenity. It complies with

the relevant policies within the Local Plan and supplementary documents and is recommended for approval accordingly.

### **Application Site and Surroundings**

The site is located on flat open land to the immediate north of Gilden Park and comprises a large rectangular shaped allotment site having a site area of 1.02 ha (stated) comprising 29 no. allocated allotment plots (sub-divided to 58) and 2 no. accessible raised beds laid out in grid formation along the site which is managed by the Gilden Park Residents Association (GPRA). The allotment site is enclosed on all sides by 2m high black painted metal security fencing.

A group of shipping containers which have been externally clad in clear stained horizontal timber weatherboarding stand at the side/front of the site on a large hardstanding area which are being currently used by allotment holders for the storage of communal items such as the storage of tools, equipment and sundry items. The containers do not form part of the current application as they were placed on the site by the developer consortium responsible for developing Gilden Park in agreement with the Council.

The site is accessed by a new made-up access road which leads from the northern end of Old Oak Way (Gilden Park) close to a newly built but as yet occupied sports centre. Marked out parking bays exist at the front of the site behind front entrance gates. The perimeter of the site is partially screened on the outside of the metal fencing by rows of young deciduous tree planting.

The site is bordered to the immediate south by the northern edge of Gilden Park (Woodlark Road) which forms a hard urban edge onto the open land beyond to the north, to include the allotment site. Marsh Lane runs along the eastern flank boundary of the site.

The property is not located within a conservation area, nor within the setting of any listed buildings.

### **Details of the Proposal**

Planning permission is sought for the erection of 58 sheds and 60 greenhouses on the existing allotment site at this location.

Each shed would have a maximum floorspace of 2.3 sqm, whilst each greenhouse would have a maximum floorspace of 4.5 sqm.

Sheds would have a maximum base area of 6ft (1.83m) by 4ft (1.22m) and would not exceed 8ft (2.44m) at its highest point.

Greenhouses would have a maximum base area of 8ft (2.44m) by 6ft (1.83m) and would not exceed 8ft (2.44m) at its highest point.

The submitted drawings show that each presently allocated rectangular sized allotment plot at the site would be divided in half along its length whereby each plot as reduced in area and as subdivided would each have a shed and greenhouse allocated which would oppose each other on each sub-divided plot in sequential fashion forming two uniform building lines running east-west along the length of the site from the entrance to the site to the rear fence line (see Proposed Site Layout Plan – Allotment Shed and Greenhouse Anticipation Plan (sheds identified in blue and greenhouses identified in green on plan).

### Supporting information

The application is accompanied by a planning supporting statement submitted by the Gilden Park Residents Association (GPRA) which sets out in more detail the nature of the proposal, the reasons for the application, the stated benefits and sustainability of the proposal and what the association perceives as the limited visual and residential impacts of the development.

It is stated that the GPRA took handover of the allotment site in February 2025 and that the land provided for the allotment site by the developer consortium for Gilden Park (Barratt Strategic, Persimmon Homes and Taylor Wimpey) does not hold any permitted development rights for the ability to erect sheds and greenhouses on the site and nor were such permissions obtained by the developers in the initial planning phases for the allotments. It is stated that a decision was made by the GPRA to split each of the 29 no. plots on the allotment site to accommodate as many interested local residents as possible due to the large amount of local interest expressed by the residents of Gilden Park. This has now resulted in an expanded total of 58 no. agreed reduced sized plots each measuring on average 75 sqm.

The reasoning and benefits for the submitted proposal as set out within the submitted statement are as follows:

*Sheds:* Sheds have a great benefit to an allotment garden, providing shelter from the elements, an ideal environment for the growing of younger plants and seedlings protecting them from strong winds, providing the ability to grow within the colder months, and a safe place for personal storage.

*Greenhouses:* Greenhouses are vital for an allotment, providing a longer growing season, with many plants thriving within an environment of a greenhouse over the hot summer months. This make growing crops which are otherwise impossible to grow in the UK possible due to the hot climates within a greenhouse environment. They can also be used for 'over-wintering'; the ability to bring plants undercover over winter which would otherwise be killed by frost.

*Mental and Physical Wellbeing:* The approval of this application will provide the plot holders on site with the ability to make the most of all seasons on the allotment site providing vital outdoor activity and exercise which has a positive impact on individuals' mental and physical wellbeing. With many young families using the allotment site, it is also an educational environment where young children can learn about the development of plants and nature and by doing so improving their knowledge and understanding of how fruit and vegetables are grown, cared for and harvested.

The supporting statement states that maximum sizes and dimensions of intended sheds and greenhouses are also stipulated within the Gilden Park Allotments Tenancy Agreement, adding that any building or any wire netting proposed to be erected on each allotment plot shall be so erected only with the written permission and agreed location of the Association.

In furtherance of support of the application, the statement adds:

*"Prior to adopting the Gilden Park Allotments Tenancy Agreement, the GPRA carried out visits to other allotment sites within Harlow. On other sites, there was not a limit to the number of buildings per plot or restrictions on where the buildings could be placed. Their tenancy agreements also stated that all buildings were not to exceed a maximum base area of 8ft x 6ft.*

*The GPRA would adopt a more controlled policy than those established on existing allotment sites in Harlow by restricting the size, number and location of the buildings on the site. Visually, this would present as a single neat line of small sheds and greenhouses in the centre lines between plots. As a result, the site will be more aesthetically pleasing to those properties which overlook the allotment site, rather than a patchwork quilt of greenhouses and sheds across the site.*

*Regular site inspections by the Association will ensure adherence to the tenancy agreement and in line with the planning application if approved”.*

#### **RELEVANT PLANNING HISTORY:**

| <b>Application Number</b> | <b>Proposal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Status</b>     | <b>Decision Date</b> |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|
| HW/CND/15/00388           | Application for Approval of Details Reserved by Condition 7 (Survey of Trees, Hedgerows and Other Vegetation), Condition 10 (Biodiversity Strategy), Condition 13 (Refuse Storage), Condition 17 (Car Parking and Cycle Parking), Condition 20 (Estate Roads and Footways), Condition 23 (Landscaping and Implementation Scheme), Condition 25 (Landscape Management Plan), Condition 34 (Noise Protection Scheme), Condition 35 (Sports Pitch Details) and Condition 36 (Allotments) (for Phase 2) of Planning Permission HW/PL/15/00142 . | Approved          | 20.12.2017           |
| HW/PL/15/00412            | Application for the Removal of Condition 39 and the Variation of Conditions 4 and 37 of HW/PL/11/00055 to Reflect Amendments to Scale Parameters Plans.                                                                                                                                                                                                                                                                                                                                                                                     | Approved          | 21.05.2015           |
| HW/PL/11/00055            | Erection of 1,200 Dwellings, New Primary School, Community Buildings and Retail/Business/Live Work Units together with Associated Uses Comprising Allotments and Public Open Space, Plus Associated Infrastructure and Engineering Works, with Vehicular Access from Gilden Way                                                                                                                                                                                                                                                             | Allowed at appeal | 15.11.2012           |

Planning permission was granted on appeal in 2012 for the erection of approximately 1,200 dwellings; site for a primary school (2.16 ha) community buildings (0.06 ha), retail/business/live-work units (0.18 ha); together with associated uses comprising allotments and public open space,

plus associated infrastructure and engineering works with vehicular access from Gilden Way at Land North of Gilden Way (HW/PL/11/00055 refers – permission implemented). Drawing 3837\_0120\_A (Masterplan with Key Open Spaces) for Gilden Way (Reserved Matters) showed the proposed allotment site as part of Key Open Space GS3.

## **CONSULTATIONS**

### **Internal and External Consultees**

#### **Harlow District Council - Tree Officer**

Following a site visit on 23/04/2025 to assess any potential arboricultural constraints, it is evident that the proposed development will not have any impact upon adjacent trees and other vegetation. The newly planted areas of trees do not appear to be affected, and the impact of existing sheds and greenhouses is limited. Therefore, the proposed development can be considered for permission without further arboricultural involvement.

#### **ECC Highways**

The Highway Authority has no objection to the proposal having reviewed the information submitted. The following informatives were suggested:

Due to the proximity of Public Right of Way Footpath 35 to the site, please advise the applicant that the Public Right of Way (PROW) network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpath 35 shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this authority. In the interests of highway user safety, this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

#### **Essex Police**

The Essex Police Designing Out Crime Officer welcomes the opportunity to comment on the application 'Erection of 58 sheds and 60 greenhouses on allotment site'.

An integrated approach to crime prevention at an early stage is necessary to all significant components of its design, planning and layout. Good design and early co-ordination, incorporating 'Crime Prevention Through Environment al Design' (CPTED) can avoid the conflicts that may be expensive or impossible to resolve once the construction is complete.

The DOCO acknowledges the application for a new allotment site; it is essential that all new proposals are designed to keep users safe and prevent crime from occurring.

Allotment sites can be difficult to secure and are often relatively permeable. Therefore, we would recommend consideration is given to the security of the sheds. Sheds can be an easy target if poor security measures are implemented. It is recommended there is liaison with the DOCO regarding security and mitigating measures which should be implemented to prevent crime and anti-social behaviour.

## **Neighbours and Additional Publicity**

Number of Letters Sent: 48

Total Number of Representations Received: 28

Date Site Notice Expired: 7<sup>th</sup> May 2025

Date Press Notice Expired: N/A

Neighbour Consultation Period Expired: 7<sup>th</sup> May 2025

## **Summary of Representations Received**

A total of 2 letters with neutral comments were received as follows:

- Support the application in principle, but the number of sheds and greenhouses being applied for is too many. Also should be an 'either or' approach, not both.

A total of 5 letters of objection to the proposal were received.

The following objection comments were raised:

- Proposal will represent overdevelopment of the site.
- Why are so many sheds and greenhouses needed? What justification has been put forward?
- The existing communal storage containers negate the need for additional structures at the site.
- Many plotolders have already used their full area to plant on the plots.
- Proposal will have a harmful and impact on the visual amenities of the area and will reduce the green strip.
- Potential for the site to become cluttered and untidy and to have a shabby appearance.
- Existence of sheds and greenhouses on the site will encourage vandalism (crime), particularly in the winter months as they are easily accessible and often unmonitored and as the site has no source of lighting.  
The size of greenhouses may not be large enough for people with accessible needs
- Proposal will devalue property values.
- The site has already turned into a playground with children racing on bikes and on scooters. Dogs run around.
- Health and safety issue with potential flying debris from sheds and greenhouses during windy weather.
- No community consultation.

Officer Comment: The issues raised within these representations, including impact to the character and appearance of the area, will be discussed further under the appropriate sections of this report. A neighbour notification/publicity process was carried out for the application, including display of a site notice.

Potential reduction in property values, alleged noise and disturbance from the site and flying debris from proposed sheds and greenhouses are not material planning considerations to this application.

A total of 21 letters in support of the application were received with the following comments:

- Proposal will allow the storage of tools and equipment owned by individual plot holders reducing the need for plot holders to continuously bring these items to and from the site every time they visit.
- The inclusion of sheds and greenhouses in an allotment site is essential to maximising potential for space for sustainable food production and community benefit and encourages self-sufficiency, reduces reliance on imported produce, and contributes positively to local biodiversity and environmental stewardship.
- The sheds and greenhouses will only be erected when plotholders needed them.
- The proposal will have a limited impact on the visual amenities of the area.
- The sheds and greenhouses will provide vital protected space for nurturing young plants and extending the growing season and will allow a greater variety of crops to be grown.
- The absence of sheds and greenhouses will be completely impractical and will otherwise only see the site being used for a handful of months of the year.
- The proposal will provide a means for allotment holders to grow their own food to feed their families, teach children where food comes from and to save on food costs.
- The introduction of sheds and greenhouses increases the attractiveness of the site to current/prospective plot leaseholders which supports higher retention rates and encourages community involvement in gardening.
- Would be impractical to use the existing shared storage container space for the storage of individual's tools, equipment and other sundry items.
- Some allotment holders live in apartments and do not have gardens in which to grow plants and therefore enjoy working on their own allotment plots.
- Allotments bring together people with a shared hobby and increases both physical and mental wellbeing.
- The allotment site has been on the masterplan planning documents since the original planning permission was given and the occupants of the adjacent houses would have been proxy to this information prior to purchasing their homes.

## **PLANNING POLICY**

### **National Planning Policy Framework (NPPF) (2024)**

The Development Plan is prepared taking account of the National Planning Policy Framework (NPPF) (as extant at the time - the NPPF is regularly updated; currently in its December 2024 version) and the associated Planning Practice Guidance (PPG) (first published in March 2014 but also regularly updated with the NPPF). The NPPF is a material consideration in the determination of applications.

### **Harlow Local Development Plan (2020)**

The Development Plan for the site consists of the Harlow District Council (HDC) Harlow Local Development Plan 2020 (HLDP), Essex County Council (ECC) Essex and Southend-on-Sea Waste Local Plan 2017 and ECC Essex Minerals Local Plan 2014.

The HDLP is prepared in the context of the National Planning Policy Framework (NPPF).

Policies of most relevance to the proposal are:

WE1 – Strategic Green Infrastructure  
 WE2 – Green Belt, Green Wedges and Green Fingers  
 PL1 – Design Principles for Development  
 PL2 – Amenity Principles for Development

PL4 – Green Belt  
PL7 – Trees and Hedgerows  
PL8 – Green Infrastructure and Landscaping

## **Supplementary Planning Documents**

The following are material planning considerations in the determination of applications and appeals:

HDC Design Guide SPD (2011)  
Design Guide Addendum SPD (adopted December 2021).  
HGGT Guidance

Harlow and Gilston Garden Town (HGGT) is a designated ‘Garden Community’ under the Government’s Garden Communities Programme.

The NPPF provides the national policy context for Harlow and Gilston Garden Town (HGGT) as a location for larger scale (housing) development. Of particular note is the emphasis on; existing or planned investment in infrastructure, the area’s economic potential and the scope for net environmental gains..... plus; clear expectations for the quality of development and how this can be maintained (such as by following garden city principles).

The HGGT (Local Authorities) Partnership has published a series of documents that set the standards expected for developments in the Garden Town and are therefore relevant to this application.

The HGGT Vision elaborates on the HGGT’s interpretation of garden city principles and sets expectations for high quality development to accord with the principles.

The HGGT Design Guide requires consideration of design quality in a garden city principles sense and draws attention to specific local issues.

## **SUMMARY OF MAIN ISSUES**

The key planning matters assessed in the determination of this application are as follows:

- Principle of Development
- Character & Appearance
- Residential Amenity
- Trees, Green Infrastructure & Landscaping

### Principle of Proposed Development

The acceptability of the principle of the proposed development is dependent upon its compliance with the relevant policies contained within the NPPF and within the Harlow Local Development Plan (HLDP) 2020 and supplementary documents, as assessed below.

The allotment site as existing was originally allocated within the masterplanning for the Gilden Park development (Key Open Space GS3) under consideration of reserved matters (Gilden Way – Phase 2), albeit that the provision of sheds and greenhouses as ancillary structures were not provided for at that master-planning stage.

Council officers have since been in ongoing discussions with the Gilden Park Residents Association (GPRA) as to the possibility of securing a blanket planning permission to enable



all current and future allotment holders at the site to be able to erect a shed and greenhouse (or just one of each) on their respective plots without the need to separately apply to the council for planning permission every time an individual need occurs. This was considered between the parties to represent a positive benefit as a simplified planning process. It is on this specific mutually agreed basis that the current planning application is made.

The site lies within the Green Belt on land to the immediate north of the built-up area of Gilden Park and to the south of the railway line as shown on the Key Diagram Proposals Map (Spatial Development Strategy) for the Harlow Local Development Plan (adopted 2020).

Paragraph 142 of the NPPF (revised December 2024) states that the government attaches great importance to Green Belts, adding that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt being their openness and their permanence.

Paragraph 143 of the NPPF states that the Green Belt serves five purposes, including to assist in safeguarding the countryside from encroachment.

Paragraph 153 of the NPPF goes on to state that:

*“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. “Very special circumstances” will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is outweighed by other considerations”.*

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of eight exceptions apply, including at para 154 b) as follows:

*“154 b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it”.*

The proposal the subject of this application involves the erection of 58 sheds and 60 greenhouses on an existing allotment site. The proposal therefore represents an appropriate form of outdoor facility in connection with the existing use of land within the Green Belt for the purposes of the exception rule as described within paragraph 154 b) of the NPPF.

The allotment site as laid out and as seen today originally formed part of the masterplan development for Gilden Park as referenced above. It is a reasonable expectation given the function of the site that there would have been a future demand for sheds and greenhouses from various allotment holders and this demand has been sufficiently demonstrated through the current application as submitted by the Gilden Park Residents Association.

There are currently no structures, temporary or otherwise on the site with the exception of the storage containers located at the front of the site as previously described. However, the introduction of sheds and greenhouses in the form proposed would, in any event, represent a low-key form of development at this otherwise open location.

The principle of development is therefore considered acceptable in accordance with the provisions of the NPPF and would not be contrary to policies WE2 and PL4 of the HLDP where the openness and permanence of the Green Belt would be preserved.

### Design, Character and Appearance

Policy PL1 of the HLDP and the Harlow Design Guide SPD indicate that proposals should not result in unacceptable harm to the character and appearance of the area and, where appropriate, supported by a design rationale.

In design terms, the sheds and greenhouses as proposed would be uniform in layout, size and height following two parallel lines along the length of the site. It is stated in the submitted supporting statement from the Gilden Park Residents Association that their design, size and appearance would need to be in accordance with the terms of the allotment leaseholder requirements meaning that there would be consistency of built form in terms of adhering to and monitoring of these requirements.

It is accepted that there would be a discernible change in the appearance of the site over time were all sheds and greenhouses to be erected on all of the plots. However, it is anticipated that this change is likely to be gradual to reflect individual plotholders' preferences, needs and desires for such structures and, of course, it could be the case that not all plotholders would pursue such requests.

The proposal is therefore considered acceptable in terms of design and would not result in unacceptable harm to the character and appearance of the area in general compliance with policy PL1 of the HLDP and the Harlow Design Guide SPD and Addendum.

### Neighbouring Amenity

Policy PL2 of the HLDP, and the Harlow Design Guide, aim to ensure that developments do not adversely affect adjacent residents, taking into consideration impacts on access to daylight and sunlight, overshadowing, privacy and overlooking.

The application site runs parallel to the northern edge of the Gilden Park development. Due consideration must therefore be had as to whether the existing residential amenities enjoyed by residents of this adjacent development, including outlook, would be unduly compromised by the proposed development, particularly those residents of Woodlark Road nearest to the allotment site.

The nearest line of proposed sheds and greenhouses would be approximately 20m away from the nearest line of facing dwellings. It is considered that this distance would still enable a reasonable outlook to be enjoyed by these residents whereby it is an established planning principle that there is no right to a view.

The development by reason of its scale and nature would not create an overbearing impact on adjacent residential properties and would not give rise to any issues relating to loss of light or give rise to any privacy concerns.

The issue regarding reported issues of existing noise and disturbance emanating from the site in representations is noted. However, the allotments already exist with benefit of planning permission granted for the masterplan for the Gilden Park development and the

proposed introduction of storage sheds and greenhouses to support the use of the allotments is not considered to materially alter the existing use of the site.

Accordingly, the proposal is acceptable with regards to amenity impact considerations in compliance with policy PL2 of the HLDP and the Harlow Design Guide SPD.

### Trees, Green Infrastructure & Landscaping

Part (b) of policy PL1 states that proposals should protect, enhance or improve local distinctiveness without restricting style and innovation, whilst taking account of local character and context, including patterns of development, urban form and landscape character. Green Infrastructure includes trees and landscaping, building typology and the historic environment.

Policy PL7 indicates that proposals should not result in unacceptable impacts to trees.

Policies PL8 and WE1 requires green infrastructure and landscaping to be protected and enhanced as part of development.

The council's tree and landscape officer has assessed the proposal against any potential arboricultural constraints. It has been found upon a site visit that the proposed development would not have any impact upon adjacent trees and other vegetation whereby newly planted areas of trees around the perimeter of the site would not be affected by the proposal and that the impact of the sheds and greenhouses would be limited.

The development would not therefore result in unacceptable harm to trees or Green Infrastructure and Landscaping in compliance with policies PL1, PL7, PL8 and of the HLDP.

### Equalities

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- “(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

The above duties require an authority to demonstrate that any decision it makes is reached “in a fair, transparent and accountable way, considering the needs and the rights of different

members of the community and the duty applies to a local planning authority when determining a planning application.” Officers consider that the application does not give rise to any concerns in respect of the above.

## CONCLUSIONS

The proposal involves the erection of 58 sheds and 60 greenhouses on an existing allotment site. The proposal would not result in unacceptable harm to the openness and permanence of the Green Belt at this location and represents an appropriate form of outdoor facility in connection with the existing use of land within the Green Belt in compliance with the exception rule described within paragraph 154 b) of the NPPF.

The design of the proposed development is considered acceptable whereby the character and appearance of the site and immediate surroundings would not be unduly harmed, whilst the proposal would not have significant impacts upon residential amenity for the reasons given. The proposal would also represent a local community benefit and also achieve sustainability benefits which should also be taken into consideration in the overall planning balance.

The proposal is therefore in compliance with national planning policy, the relevant policies within the HLDP and supplementary documents and is recommended for approval accordingly.

## RECOMMENDATION

That Committee resolve to GRANT PLANNING PERMISSION subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
**REASON: In order to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2 The development hereby permitted shall be carried out in accordance with the approved plans and documents as shown listed in the table below.  
**REASON: For the avoidance of doubt and in the interests of proper planning.**
3. Each of the 58 allotment plots may accommodate only one shed and one greenhouse laid out as shown on the submitted ‘Allotment Shed and Greenhouse Anticipation’ drawing. Sheds (shown blue on drawing) shall have a maximum base area of 6ft (1.83m) by 4ft (1.22m) and shall not exceed 8ft (2.44m) at its highest point. Greenhouses (shown green on drawing) shall have a maximum base area of 8ft (2.44m) by 6ft (1.83m) and shall not exceed 8ft (2.44m) at its highest point.  
**REASON: In the interests of maintaining the openness of the Green Belt, character and appearance of the area and the amenity of neighbouring residential properties, in accordance Policies WE2, PL4, PL1 and PL2 of the Harlow Local Development Plan, December 2020.**

| <u>Plan and Document Reference</u>              | <u>Date Received</u> |
|-------------------------------------------------|----------------------|
| PH-505-ALP Location Plan (Allotment Lease Plan) | 03.04.2025           |

|                                                                             |            |
|-----------------------------------------------------------------------------|------------|
| 3837_0313 REV B - Open Space General Arrangement - Allotments               | 03.04.2025 |
| Proposed Site Layout Plan – Allotment Shed and Greenhouse Anticipation Plan | 03.04.2025 |
| Planning Supporting Statement (Gilden Park Residents Association)           | 03.04.2025 |

## INFORMATIVE CLAUSES

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Due to the proximity of Public Right of Way Footpath 35 to the site, please advise the applicant that the Public Right of Way (PROW) network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public footpath 35 shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.
3. The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this authority. In the interests of highway user safety, this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.
4. It is recommended that liaison is carried out with the Designing Out Crime Office (DOCO) regarding security and mitigating measures for the proposed development which should be implemented to prevent crime and anti-social behaviour at the site given the nature of the proposal.

Kie Farrell  
Interim Development Manager

Clive Theobald  
Contributing Officer