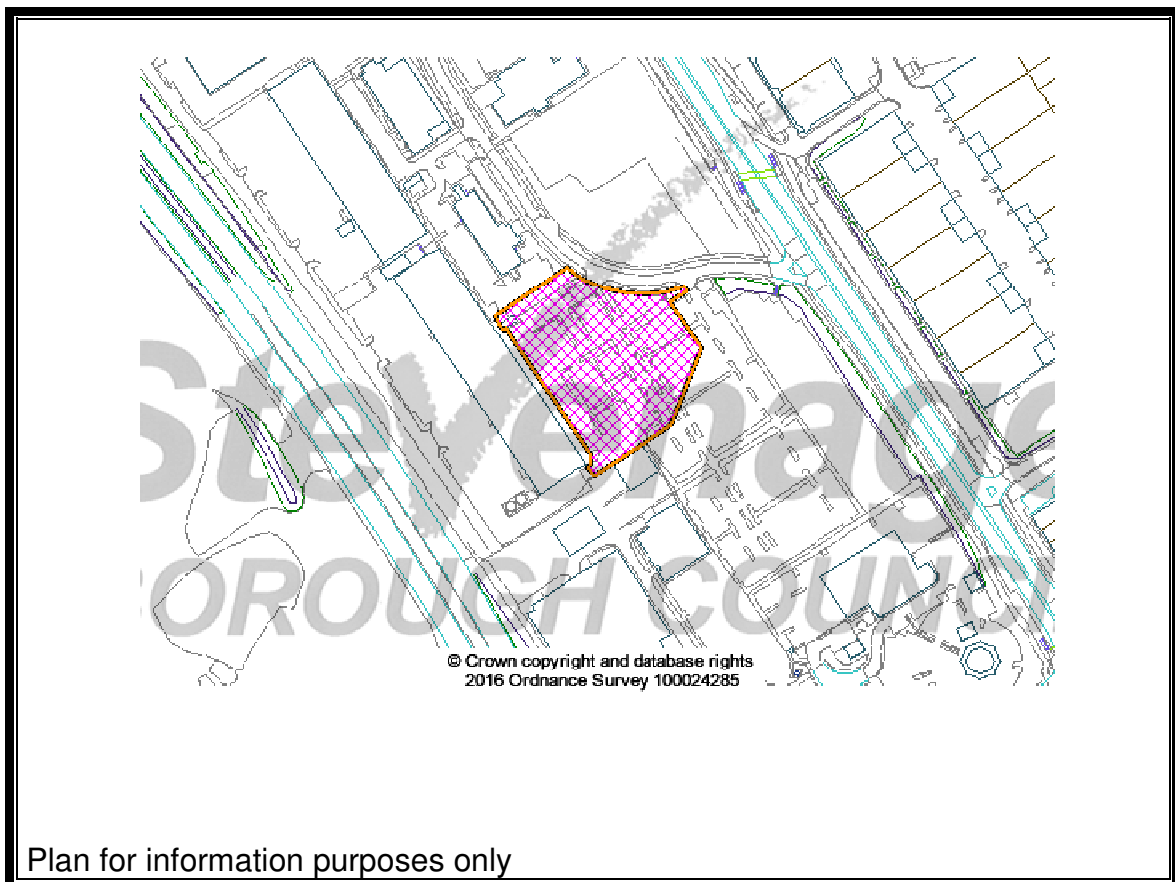


Meeting: Planning and Development Committee **Agenda Item:** 5
Date: 25 May 2016
Author: James Chettleburgh 01438 242266
Lead Officer: Zayd Al-Jawad 01438 242257
Contact Officer: James Chettleburgh 01438 242266

Application Nos: 16/00032/FPM
Location: MBDA UK, Six Hills Way, Stevenage, Herts, SG1 2DA
Proposal: Erection of an industrial building for B1/ B2 Use Class (Business/General Industry) unit, with associated security fence, parking, and external works.
Drawing Nos. E130 B; P110 B; P115 D; P116 C; P117; P120 A; P121 A; 100 P1; 100 T4; 101 T4; S135 A;
Applicant: MBDA UK
Date Valid: 01 February 2016
Recommendation: GRANT PLANNING PERMISSION



Plan for information purposes only

1. SITE DESCRIPTION

- 1.1 The application site is located on the western side of Gunnels Wood Road which falls within the Gunnels Wood Employment Area. The application site and its immediate surrounding area comprises the MBDA UK complex which consists of two-storey warehousing and industrial units, modern three-storey office buildings, waste storage compound, portakabins and surface car parking. The warehouse and industrial buildings are generally uniform in design, constructed from profiled sheet metal cladding and windows which run horizontally within the elevations. The buildings also have industrial roller shutters on the western elevation. The office buildings are modular in form and constructed from either brick or steel frames with large areas of glazing. The MBDA site is currently accessed from Six Hills Way and Gunnels Wood Road.
- 1.2 The surrounding area is characterised by a mixture of office, light industrial and warehouse developments. To the south of the application site is the Ford car dealership showroom. The site comprises a two-storey showroom which is constructed from profiled steel cladding with a large glazed frontage. On the rear and eastern elevations are roller shutters for the service areas. To the west of the application site is the A1(M) motorway and to the east is Gunnels Wood Road. To the north of the site is Six Hills Way beyond which is the office complex (Farnham House) which houses Hertfordshire County Council. This is a three storey brick built building with undercroft car parking. There is also Campus Six immediately adjacent to Farnham House which comprises a number of modern office buildings which are constructed from brick with large glazed areas on the facade.

2. RELEVANT PLANNING HISTORY

- 2.1 Planning application 99/00265/FP sought permission for the installation of a satellite dish on the roof. This application was granted planning permission in August 1999.
- 2.2 Planning application 00/00041/OP was an outline application for the Construction of New Offices, Two Hotels and Industrial/Warehouse Buildings including Refurbishment of 3 Existing Buildings. This application was granted outline planning permission in July 2000.
- 2.3 Reserved matters application 00/00227/RM sought approval of details Pursuant to Outline Planning Permission involving the Erection of Gateway Office Building, Two Industrial/Warehouse Buildings, a Multistorey Car Park and New Entrance/Exhibition Space to Existing Office Buildings B1 and B2. The reserved matters application was approved in July 2000.
- 2.4 Reserved matters application 00/00272/RM sought approval of details pursuant to outline planning permission involving the erection of new office and amenity buildings. The reserved matters application was approved in October 2000.
- 2.5 Reserved matters application 00/00354/RM sought approval of details for construction of new office building, two industrial units and alterations to existing industrial unit. The reserved matters application was approved in October 2000.

- 2.6 Reserved matters application 00/00468/RM sought approval of details for construction of office building and spine road. The reserved matters application was approved in December 2000.
- 2.7 Reserved matters application 01/00330/RM sought approval for the construction new fuel cell and plant unit and 2 no. electrical substations. The reserved matters application was approved in October 2001.
- 2.8 Reserved matters application 03/00264/RM sought approval for the erection of a four storey, 115 bedroom hotel pursuant to outline permission (reference number 00/00041/OP) granted 25.07.00. The reserved matters application was granted in July 2003.
- 2.9 Reserved matters application 05/00124/RM sought approval for the erection of building for B1 use on Plot 1700 and relocation of car parking to rear of Plot 1400. The reserved matters application was granted in May 2005.
- 2.10 Planning application 05/00303/FP sought permission for the removal of condition 9 of planning permission reference number 00/00041/OP which requires that 10m wide strip alongside A1(M) be retained free of development. This application was granted planning permission in August 2005.
- 2.11 Planning permission 05/00388/FP sought permission for the re-clad of the existing building and erection of a parapet wall. This application was granted planning permission in September 2005.
- 2.12 Planning permission 05/00410/FP sought permission for the erection of a temporary building for storage use. This application was granted planning permission in October 2005.
- 2.13 Reserved matters application 06/00025/RM sought approval of details for the erection of storage (Class B8)/Office (Class B1(a)) building. The reserved matters application was approved in March 2006.
- 2.14 Planning application 07/00089/FP sought permission for the erection of building with 100 square metre floorspace to accommodate a new computer suite on Plot 5000/5050 and erection of new fence around existing waste compound on Plot 1700. This application was not proceeded with and withdrawn in March 2007.
- 2.15 Planning application 07/00183/FP sought permission for the provision of fence to waste compound; Plot 5050 - erection of new computer room. This application was granted planning permission in May 2007.
- 2.16 Planning application 07/00427/FP sought permission for the erection of temporary building for office/light workshop on part of Plot 4000 and erection of 2.5m fence along northern and western plot boundaries. This application was granted planning permission in August 2007.
- 2.17 Planning application 07/00521/FP sought permission for the enclosure of open courtyard to provide presentation, display and spill out space. This application was granted planning permission in October 2007.

- 2.18 Planning application 07/00600/FP sought permission for the erection of security control room. This application was granted planning permission in November 2007.
- 2.19 Planning application 08/00547/FP sought permission for the erection of 10no. storage containers, 10no. 4.8m high floodlights, 1no. pole mounted CCTV camera and new 2.4m high fencing around storage compound. This application was granted planning permission in January 2009.
- 2.20 Planning application 09/00088/FP sought permission for the erection of 9no. storage containers, 1no. modular unit, 10no. 4.8m high floodlights, 1no. pole mounted CCTV camera and new 2.4m high fencing around storage compound. This application was granted planning permission in April 2009.
- 2.21 Planning application 10/00008/FP sought permission for the erection of modular extension to temporary building on plot 4000 to house equipment associated with the site landscaping operations. This application was granted planning permission in March 2010.
- 2.22 Planning application 12/00039/FP sought permission for the erection of a single storey detached storage building. This application was granted planning permission in February 2012.
- 2.23 Planning application 16/00176/FP currently seeks permission for the relocation of existing waste storage facility including the construction of open fronted storage sheds and hardstandings for the placement of roll on, roll off skips. This application is currently pending a decision.
- 2.24 Planning application 16/00223/FP currently seeks permission for the erection of a portable office accommodation to include welfare facilities, a new standalone hand car wash facility and parking for 65 rental vehicles. This application is pending a decision.

3. THE CURRENT APPLICATION

- 3.1 An application has been submitted to the Council for the proposed erection of an industrial building for Use Class B1/B2 (Business/General Industrial). The proposed building would measure approximately 72m in length and span 36m in width with a floor area of approximately 2,592 sq.m. In terms of height, the proposed building as measured from finished ground floor level would be approximately 12m. The proposal also comprises the erection of security fencing, re-configuration of surface car parking and external works.
- 3.2 The application comes before the planning committee for consideration as it is a major application.

4. PUBLIC REPRESENTATIONS

- 4.1 As a major planning application, the proposal has been publicised by way of letters to adjoining premises, site notices and a press notice. At the time of drafting this report no responses have been received.

5. CONSULTATIONS

5.1 Hertfordshire County Council as Highways Authority

- 5.1.1 It is considered that the proposed development would not significantly increase the traffic generation or the vehicle movement to the development. Furthermore, the proposed development would not have a significant effect on the safety and operation of the adjoining highway network.

5.2 Lead Local Flood Authority

- 5.2.1 It is considered that the proposed drainage scheme which has been submitted to the Council is acceptable subject to the imposition of a condition on any permission issued. This condition will require the drainage scheme to be constructed in accordance with the details submitted with the application prior to the occupation of the development.

5.3 Environmental Health Department

- 5.3.1 It is recommended that if planning permission was to be granted, a condition should be imposed to any permission issued. This condition will require a phase one investigation desktop study to be undertaken if the ground is to be broken as part of the proposed works.

5.4 Hertfordshire County Council Fire and Rescue

- 5.4.1 Following examination of the submitted documentation, it is considered that the access for fire appliances and provision of water supplies appears to be adequate.

6. RELEVANT PLANNING POLICIES

6.1 Background to the Development Plan

- 6.1.1 In the determination of planning applications development must be in accordance with the statutory development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014);
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007); and
- The Stevenage District Plan Second Review 2004.

The Council has now commenced work on the new Stevenage Borough Local Plan 2011-2031. The draft version of the Plan was published in January 2016 and will be used as a material consideration in the determination of all planning applications registered on or after Wednesday 6 January 2016. The Site Specific Policies DPD, the draft Gunnels Wood Area Action Plan (AAP), the draft Old Town AAP, the Pond Close Development SPG, Stevenage West Master planning Principles SPG, the Gunnels Wood Supplementary Planning Document and the Interim Planning Policy Statement for Stevenage are no

longer material considerations in the determination of all planning applications registered on or after Wednesday 6 January 2016.

- 6.1.2 Where a Development Plan Document has been submitted for examination but no representations have been made in respect of relevant policies, then considerable weight may be attached to those policies because of the strong possibility that they will be adopted. The converse may apply if there have been representations which oppose the policy. However, much will depend on the nature of those representations and whether there are representations in support of particular policies.
- 6.1.3 In considering the policy implications of any development proposal the Local Planning Authority will assess each case on its individual merits, however where there may be a conflict between policies in the existing Development Plan and policies in any emerging Development Plan Document, the adopted Development Plan policies currently continue to have greater weight.

6.2 Central Government Advice

- 6.2.1 In March 2012 the National Planning Policy Framework (NPPF) was published and in doing so it replaced many documents including all Planning Policy Guidance Notes and Planning Policy Statements. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Annex 1 of the NPPF provides guidance on how existing local plan policies which have been prepared prior to the publication of the NPPF should be treated. Paragraph 215 of the NPPF applies which states that only due weight should be afforded to the relevant policies in the adopted local plan according to their degree of consistency with it.
- 6.2.2 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is itself a material consideration. Given that the advice that the weight to be given to relevant policies in the local plan will depend on their degree of consistency with the NPPF, it will be necessary in the determination of this application to assess the consistency of the relevant local plan policies with the NPPF. The NPPF applies a presumption in favour of sustainable development.
- 6.2.3 In addition to the NPPF advice in the National Planning Practice Guidance (March 2014) also needs to be taken into account. It states that, where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the National Planning Policy Framework requires the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

6.3 Adopted District Plan

TW1: Sustainable Development;
E2: Employment Areas;
E4: Acceptable Uses in Employment Areas;
T6: Design Standards;
T12: Bus provision;
T13: Cycleways;

T14: Pedestrians;
T15: Car Parking Strategy;
EN27: Noise pollution.

6.4 Draft Local Plan

SP2: Sustainable development in Stevenage;
SP3: A strong, competitive economy;
EC4: Remainder of Gunnels Wood;
IT5: Parking and Access;
FP2: Flood risk in Flood Zone 1;
FP5: Contaminated Land;
FP7: Pollution;

6.5 Supplementary Planning Documents

Parking Provision SPD (2012)

APPRAISAL

7.1 The main issues for consideration in the determination of the application are its acceptability in land use policy terms, impact on visual amenity; Impact on residential amenities; parking provision; means of access and highway safety; impact on the environment and flood risk.

7.2 Land use policy considerations

7.2.1 The application site is designated within the Gunnels Wood Employment Area where policies E2 and E4 of the Stevenage District Plan Second Review 1991-2011 adopted 2004 apply. Policy E2 seeks to protect the Gunnels Wood area for employment uses and Policy E4 sets out acceptable uses in employment areas and specifically states “in the employment areas already designated a range of employment uses within the B1, B2 and B8 use classes will be encouraged. Policy EC4 of the Stevenage Borough Local Plan 2011 – 2031 Publication Draft – January 2016 generally reflects the above Policies as it sets the acceptable uses within the employment area.

7.2.2 The National Planning Policy Framework 2012 (NPPF) requires that the planning system does everything it can to support sustainable economic growth and that there should be significant weight placed on the need to support economic growth through the system. The application site is located within land under the ownership of MBDA which is an established employment based operator. The proposed development of a Use Class B1/B2 unit would help to support the existing operation of the established business which operates from the site.

7.2.3 Given the above, it can be seen from this assessment that the proposal fully accords with the land use policies in the adopted Local Plan, Draft Local Plan and is also supported by the NPPF.

7.3 Impact on visual amenity

- 7.3.1 Paragraph 59 of the NPPF 2012 states that the overall scale, density, massing and height, landscape, layout and access of new development needs to relate to neighbouring buildings and the local area more generally. Paragraph 6 of the NPPF stipulates that permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This is supported by Policy TW9 of the Local Plan (2004) and Policy GD1 of the Draft Local Plan (2016).
- 7.3.2 The application site is located on land which is owned and operated by MBDA. The application site which consists of surface car parking and a waste compound, is bordered by two-storey warehousing and industrial units. The existing warehouse and industrial buildings are generally uniform in design, constructed from profiled sheet metal cladding and windows which run horizontally within the elevations. The buildings also have roller shutters on the western elevation.
- 7.3.3 The proposed development is located adjacent to the existing warehouse and industrial buildings on the site, approximately 170m away from Gunnels Wood Road. The proposed development comprises the erection of a detached building with associated car parking. The proposed development would be constructed in semi-circular profile metal wall cladding finished in grey with roller shutter industrial style doors finished in mid-grey.
- 7.3.4 Turning to the proposed security fencing, this would be a 3m high anti-climb fence with razor wire top. This fence would run along the eastern and southern edge of the application site. The proposed fence, which would be tied into the existing security fence which is located to the west of the site, would be similar in appearance to this existing security fence which has been erected at the MBDA site. Therefore, the proposed fence would not be out of character with the existing security fencing on the site.
- 7.3.5 In regards to external alterations, the proposed development works would result in the reconfiguration of the existing car park in order to facilitate the proposed development works. The proposal would, following the reconfiguration of the existing car park, comprise the installation of new kerbs, hard surfacing and associated landscaping.
- 7.3.6 Given the above, the proposed development in terms of height and scale, the proposed development would be set against the backdrop of the existing two-storey warehousing/industrial units. Consequently, the proposal would not appear out of context with the existing buildings within the MBDA site. Furthermore, would reflect the finished appearance of the existing warehousing/industrial units along with the security fencing located within the MBDA site. Consequently, the proposed development would not have a detrimental impact on the character and appearance of the MBDA site and the visual amenities of the wider area.

7.4 Impact on residential amenity

- 7.4.1 The application site is located within the established employment area of Gunnels Wood Road. Given this, combined with the fact that the nearest residential properties on London Road are located 511m away, the proposed

development would not have a detrimental impact on the residential amenities of the nearest residential properties.

7.5 Parking Provision

7.5.1 The Council's Parking Standards SPD (2012) sets out the maximum level of parking requirements for mixed Class B1/B2 developments. The car parking standards which are required for such development is 1 space per 40m² of gross floor area. In this regard, a maximum of 64 spaces would be required to serve the proposed development. However, given the application site is located within a non-residential accessibility zone the requirement can be reduced to between 75% and 100% of the maximum giving a requirement of between 48 spaces to 64 spaces.

7.5.2 The proposed development, due to its siting and location, would result in the loss of 55 existing car parking spaces. However, the applicant as shown on drawing number P117 would seek to provide 125 car parking spaces (15 spaces to be allocated for disabled parking) in the underused service areas of the site. In order to provide sufficient off-street parking, as well as provide the relevant replacement parking, the proposal would involve the reconfiguration of the existing car parking area. This reconfiguration does involve the provision of some replacement car parking around the proposed development. The proposal also comprises the reconfiguration of the existing service bays which are located to the rear of the existing industrial building which are located to the west of the application site. The reconfiguration of these service areas would provide for 125 additional off-street parking spaces which would cover both the parking lost by the proposed development as well as the additional car parking which is required in line with the Council's Car Parking Standards SPD. Taking this into consideration, the existing MBDA site and the proposed development would have sufficient off-street parking provision in line with the Council's Car Parking Standards SPD (2012).

7.5.3 In terms of cycle parking, the Parking Standards SPD requires 1 short-term space per 500m² of gross floor area plus 1 long-term space per 10 full time staff. Taking this into consideration, there would be a requirement of 4 cycle spaces. No additional cycle parking would be required for staff as the proposal would not provide any additional employment. This is because the proposal will support the existing operation of MBDA. Notwithstanding this, the proposed development would be served by the existing secure cycle parking which is available within the MBDA site. Therefore, it is considered that sufficient cycle parking would be proposed.

7.6 Means of access and highway safety

7.6.1 The application site would be served by the existing access road off the A1072 Gunnels Wood Road which is a designated distributor Road. The existing access and egress arrangement off Gunnels Wood Road is of an industrial standard so it is currently of sufficient width to accommodate the traffic generated from the site. The proposed development does not seek to amend or alter this existing arrangement.

- 7.6.2 Turning to highway safety, the existing access currently has sufficient vehicle-to-vehicle visibility splays due to the road's industrial design. The access road also comprises the combined verge and cycleway/footway which runs parallel with Gunnels Wood Road. Again, due to the design of this road, there is currently a wide envelope that provides an acceptable level of pedestrian visibility. Taking this into consideration, the existing arrangement as considered by Hertfordshire County Council (HCC) as the Highways Authority accords with the standards set out in the Manual for Streets.
- 7.6.3 Turning to the traffic generation from the development, the applicant has confirmed in writing that the proposed development will not generate any additional employment. The proposed development is only to support the existing operations of the MBDA site. Taking this into consideration, the proposed development would not change the level of traffic which is currently generated from the application site.
- 7.6.4 In regards to the internal layout, following the implementation of the proposed development, there would be adequate manoeuvrability within the site for HGVs, light vehicles and cars. Therefore, vehicles would still be able to safely manoeuvre within the MBDA site and exit the site within a forward gear.
- 7.6.5 In relation to pedestrian access, the proposed development seeks to retain the existing access point from Gunnels Wood Road. Therefore, persons cycling to work would still be able to access the site from Gunnels Wood Road.
- 7.6.6 Taking into consideration of the above, the proposed development as confirmed by HCC as the Highways Authority, would not have a detrimental impact on the safety and operation of the highway network.

7.7 Impact on the environment

- 7.7.1 The application site is located on previously developed land so there is the potential presence of contamination. Taking this into consideration, the Council's Environmental Health Officer has recommended that a condition be imposed stipulating the applicant will need to undertake a phase one investigation as ground works would be undertaken to facilitate the erection of the proposed building. This will identify if there is any potential contaminants on the site. Furthermore, in the event that contamination is found on the site, it is recommended that a condition be imposed requiring the applicant to provide a remediation scheme which ensures that suitable mitigation measures are provided to protect human health, buildings and the wider environment.
- 7.7.2 Separate to the above, it is recommended that a condition be imposed restricting the burning of materials on-site. This is to ensure that the amenities of nearby businesses and the environment are protected during the construction phase of the development.

7.8 Development and flood risk

- 7.8.1 The application site is located in Flood Zone 1 within the Environment Agency's flood risk map. Flood Zone 1 is defined as land having less than 1 in 100 annual probability of flooding. Therefore, all developments are generally

directed to Flood Zone 1. Notwithstanding this, the application which has been submitted to the Council is classified as a Major, therefore, in line with the Town and Country Planning (General Development) (Procedure) (England) Order 2015, the applicant has provided a Sustainable Urban Drainage Strategy.

7.8.2 The Sustainable Urban Drainage Strategy (SuDS) would comprise of a block paved area which would cater for a 1:100 year critical storm event plus 30% betterment. The proposed development would also comprise of storage underneath the block paving through a cellular storage tank in order to reduce the discharge rate into the main sewer. This is designed to meeting a 1:100 year critical storm plus 30% for climate change.

7.8.3 Following consultation with the Lead Local Flood Authority (LLFA), they have advised that the applicant has provided an appropriate sustainable drainage scheme. Furthermore, the LLFA has also recommended that a condition be imposed to require the development to be carried out in accordance with the drainage strategy.

7.9 Trees and Landscaping

7.9.1 The proposed development would involve the removal of 6 small ornamental trees in order to facilitate the construction of the proposed building. These trees appear to be young trees with small stems and crowns and therefore, have limited amenity value. However, the proposed development does seek to provide replacement planting as part of the re-configuration of the car parking area. Therefore, it is recommended that a condition be imposed requiring details of the proposed replacement landscaping scheme to be submitted to the Council. This will ensure that the finished appearance of the development would be enhanced through the use of appropriate soft landscaping.

8 CONCLUSIONS

8.1 In principle, it is considered that the proposed development would be acceptable within the established employment area of Gunnels Wood Road. Furthermore, the proposed development would not have a detrimental impact on the character and appearance of the site and the visual amenities of the wider area. Moreover, the proposed development would not harm the amenities of residential properties nor prejudice the safety and operation of the highway network. Further to this, the proposed development, subject to appropriate conditions, would ensure that land contamination, if found, can be adequately controlled by the Council. Finally, in relation to SuDS, the proposed development would have adequate SuDS scheme which would ensure that surface water run-off is managed on the site and does not overload the existing mains sewer or cause flooding related issues.

8.2 Given the above, the proposed development accords with the Policies contained within the adopted Local Plan (2004), the Council's Draft Local Plan (2016), the Council's Supplementary Planning Documents, the NPPF (2012) and NPPG (2014).

9 RECOMMENDATIONS

9.1 That planning application be GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

E130 B; P110 B; P115 D; P116 C; P117; P120 A; P121 A; 100 P1; 100 T4; 101 T4; S135 A;

REASON:- For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. No development, including demolition works, shall commence until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

4. No development, including demolition works, shall commence until details of the security fencing which is to be erected on the site have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON:- To ensure the development has an acceptable appearance and to protect the visual amenities of the area.

5. Prior to the commencement of development a phase one investigation desk top study should be undertaken. Should anything be identified from this study further investigations will be required and a report produced and submitted to and approved in writing by the Local Planning Authority. This investigation and assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,

- ecological systems.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

6. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 5 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7, which is subject to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 8.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

7. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

8. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON:- To prevent harm to human health and pollution of the water environment in accordance with Government policy set out in The National Planning Policy Framework.

9. No demolition or construction works relating to this permission shall be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any weekdays, nor on any Saturday before 09.00 hours or after 13.00 hours.

REASON:- To protect the amenities of adjoining land users

10. No waste materials generated as a result of the proposed demolition and /or construction operations shall be burned on site. All such refuse shall be disposed of by alternative methods.

REASON:- To protect the amenities of adjoining land users.

11. The development permitted by this planning permission shall be carried out in accordance with the drainage strategy as detailed on drawing numbers 100 revision T4 and drawing 101 revision T4 dated 21st of March 2016 (prepared by GHW Consulting Engineers Ltd Civil & Structural) and the following mitigation measures as detailed within the surface water drainage strategy:

- 1) The surface water run-off generated by top half of the site, which covers an area of 1850 m², as indicated in drawing 100 revision T4 dated 21st of March 2016, must not exceed of 12.5 l/s during the 1 in 100 year event + climate change event.
- 2) The surface water run-off generated by remainder of the site, which covers an area of 5115 m², as indicated in drawing 100 revision T4 dated 21st of March 2016, must not exceed of 35 l/s during the 1 in 100 year event + climate change event.
- 3) A minimum attenuation volume of 157.5 m³ must be provided to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. Attenuation to be provided in permeable pavements and underground cellular storage; the drainage & external works layout prepared by GHW job no 15-2846 drawing 100 revision T4 and drawing 101 revision T4 dated 21st of March 2016.

REASON:- To prevent flooding by ensuring the satisfactory disposal of surface water from the site. To ensure that the site will be effectively drained during the lifetime of the development.

12. Prior to the first occupation of the development hereby permitted the car parking spaces as detailed on drawing number P117 shall be surfaced and marked out in accordance with the approved plan and thereafter retained for the sole use of parking for the development hereby permitted.

REASON:- To ensure adequate off-street parking provision is available at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety.

13. Within six months of implementation of development a scheme of soft and hard landscaping and details of the treatment of all hardsurfaces shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all existing trees on the land and details showing all trees to be removed (if any) together with details of all new planting to take place including species, size and method of planting. All planting, seeding or turfing comprised in the approved details of landscaping scheme shall be carried out in the first planting and seeding seasons following the completion of the development.

REASON: - To ensure a satisfactory appearance for the development.

14. Any trees or plants within the scheme of landscaping, which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

REASON: - To ensure a satisfactory appearance for the development.

Pro-active statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

10 BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage District Plan Second Review 1991-2011.
3. Stevenage Borough Local Plan 2011 – 2031 Publication Draft 2016
4. Central Government advice contained in the National Planning Policy Framework March 2012 and National Planning Policy Guidance 2014.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.