

Templefields North East Local Development Order



Adopted July 2014

Enterprise West Essex @ Harlow

Preface

This LDO creates a planning framework to deliver the enterprise zone aims set out in the Enterprise West Essex @ Harlow bid to national government at the existing industrial area of Templefields. It provides planning permission subject to conditions for the following forms of business and industrial development (B1 and B2 uses):

- building development and associated site infrastructure and facilities;
- change of use;
- extensions and alterations; and
- minor operations.

The aim of the LDO is to incentivise business growth and job creation within target sectors by providing a fast-track and certain approach to planning within the zone.

Sector focus

Enterprise zones in Harlow are focused on businesses within the following sectors:

- Health and Allied Industries (Medical Technologies);
- Advanced Manufacturing; and
- Information Communication Technology (ICT).

These sectors have been identified because of their long history in the town, the prospects of these industries growing and their association with high skilled knowledge intensive jobs. Maintaining a supply of jobs in these areas is expected to provide long-term benefits for Harlow in terms of employment opportunities, skills and economic regeneration.

As set out in condition G3 of the LDO, permitted development rights in the LDO Schedule only apply to businesses covered by the enterprise zone's sector focus. These activities are defined in Appendix B.

Existing businesses activities in Templefields

It is recognised that a range of business, industrial and waste recycling activities are located in Templefields which fall outside of the sector focus of the enterprise zone. It is important to note that the LDO provides a further layer of planning in addition to normal permitted development rights enshrined in planning law and the formal planning application process. It is a permissive planning tool which aims to provide incentives to specific sectors of the economy. Economic activities which fall outside the scope of the LDO are not in any way prejudiced by the LDO or enterprise zone status and will need to follow normal planning regulations and planning policies.

TABLE OF CONTENTS	Page Number
LOCAL DEVELOPMENT ORDER	1 - 2
LOCAL DEVELOPMENT ORDER SCHEDULE	3 - 27
1.0 Interpretations and Definitions	3 - 4
OPERATIONAL DEVELOPMENT	5 - 6
Schedule A - Building Development Class 1 – Office, research and development, light industrial and industrial development	5
Schedule B - Extensions and Alterations Class 1 - Extensions or alterations of office, research and development and industrial buildings	6
CHANGE OF USE	7
Schedule C – Change of Use Class 1 - Permitted change of use to target sector industries Class 2 - Permitted change of use within target sector industries	7
MINOR OPPEATIONS	8
Schedule D – Minor Operations Class 1 - Facilities for the storage of oils, fuels and chemicals Class 2 - The erection, maintenance or alteration of a fence, gate, wall or other means of enclosure	8 8
CONDITIONS	10 - 25
Phasing Condition	10
General Conditions	10 – 13
Highways Conditions	13 – 15
Phasing and Delivery of Highways Infrastructure Conditions	15
Drainage and Flood Risk Conditions	15 - 17
Contaminated Land Conditions	17 - 18
Parking, Loading and Refuse Conditions	18 - 19
Edge Habitats and Boundary Landscaping Areas Conditions	19 - 20

Environmental Conditions	20 - 21
Archaeology Conditions	21 - 23
Extensions & Alterations Conditions	23 - 24
INFORMATIVES	25 - 29
APPENDICES	
Appendix A - Templefields North East LDO Boundary Map	
Appendix B - Schedule of Permitted Economic Activities (Standards of Industrial Classifications)	
Appendix C - Templefields North East LDO Designations Map	
Appendix D - Safeguarded Strategic Infrastructure	
Appendix E - Templefields North East Design Code	
Appendix F - Edge Habitats and Boundary Landscaping Areas	
Appendix G - Detailed Flood Risk Assessment Map	
Appendix H - Junction 7a Land	
Appendix I - Archaeological Potential	

Section 61 A of The Town and Country Planning Act 1990

Harlow District Council


Templefields North East Local Development Order

1. This Local Development Order ("LDO") is made by the Harlow District Council ("the Council") under Section 61A (2) of the Town and Country Planning Act 1990 (as amended).
2. It applies only to the land at Templefields North East, Harlow, Essex shown more particularly edged red on the Templefields North East LDO Boundary Map attached as Appendix A.
3. This LDO grants planning permission subject to conditions and limitations as set out in this Order and the LDO Schedule. Any development that does not comply with the conditions and limitations of this LDO will require planning permission. Unauthorised development will be liable to formal enforcement action.
4. This LDO takes effect on the date it is adopted by the Council and is limited to a ten year period following which the LDO shall lapse.
5. LDO development that has begun (as defined by Section 56 of the Town and Country Planning Act 1990 as amended) before the LDO expires will be permitted to be completed and operated in accordance with the conditions and limitations of the LDO.
6. Uses which have been developed and implemented under the provisions of the Order will be allowed to continue to operate following the expiry of the Order, provided these uses are carried out in accordance with the relevant conditions and limitations of the LDO.
7. No development is permitted in this Order for any EIA development EIA development is defined in Article 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as being either:
 - a) Schedule 1 development; or
 - b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size of location.
8. This Local Development Order provides a further layer of planning permissions in addition to planning permissions provided by The Town and Country Planning (General Permitted Development) Order 1995 (as amended), the Town and County Planning (Use Classes) Order 1987 (as amended) and planning permissions granted through the normal planning application process.
9. Nothing in this Order prevents the implementation of any planning permission granted by the Town and Country Planning General Permitted Development Order (GPDO) 1995 (as amended)
10. Nothing in this Order prevents the implementation of a change of use granted by the Town and County Planning (Use Classes) Order 1987 (as amended).

12. This Order does not remove or affect any existing planning condition that has already been imposed on the grant of any previous planning permission Under Section 73 of the Town & Country Planning Act 1990.
13. Any development carried out under the permissions indicated above (paras 9 to 12) will be subject to the conditions imposed by those permissions and would be unaffected by any condition within this Order.
14. Nothing in this Order gives consent (other than planning permission) for any activity or development that requires other authorisation (e.g. building regulations consent, European Protected Species License, hazardous substances consent, the need for an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010, SuDS approval, consents for carrying out works within or stopping up the highway, any public path order required under Public Rights of Way Legislation, electronic communications licenses etc). Developments should satisfy themselves that they have obtained all appropriate other consents before proceeding with any planning permission granted by this Order.
15. Nothing in this Order shall apply to any permission which is deemed to be granted under Section 222 of the Town & Country Planning Act 1990 (advertisement consent not needed for advertisements complying with regulations).
16. Nothing in this Order provides planning permission for development that would be a Nationally Significant Infrastructure Project as defined in the Planning Act 2008.
17. Nothing in this Order provides planning permission for any development proposal which are 'County Matters' as defined in Schedule 1 of the Town and Country Planning Act 1990.
18. No development is permitted in this Order where development would comprise an offence under Regulation 41 or Regulation 45 of the Conservation of Habitats and Species Regulations 2010 (as amended) and where a license has not been granted by the relevant licensing body in accordance with Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (as amended) and where the specific provisions of such a license have not been complied with.

The Common Seal of
Harlow District Council
was hereunto affixed
on the 31 July 2014

In the presence of:


23950
Duty Authorised Officer

1.0 Interpretations and Definitions

1.1 For the purposes of the Local Development Order:

- a) The “Templefields North East LDO area” is defined as the area comprised within the red line boundary shown on the Templefields North East LDO Boundary Map contained in Appendix A of the Templefields North East LDO.
- b) “Zone A” is defined as the land shaded green and labelled Zone A on the Templefields North East LDO Designations Map attached as Appendix C.
- c) “Zone B” is defined as the land shaded yellow and labelled Zone B on the Templefields North East LDO Designations Map attached as Appendix C.
- d) “Safeguarded Strategic Infrastructure” is defined as the land shaded orange on the Safeguarded Strategic Infrastructure Map attached as Appendix D.
- e) The “Templefields North East Design Code” is defined as the document attached as Appendix E.
- f) “Edge habitats and boundary landscaping areas” is defined as all woodland, trees, scrub and hedge landscaping areas adjacent to the purple edged boundary line on the Edge Habitats and Boundary Landscaping Areas Map attached as Appendix F.
- g) “Flood Zone 3b (Defended)” is defined as any land shown on Appendix G that is:
 - i. shaded in green and labelled 1 in 20 (5%) Defended; and
 - ii. marked with hatched black lines and labelled 1 in 5 (20%) Defended).
- h) “Flood Zone 3a (Defended)” is defined as any land shown on Appendix G that is:
 - i. shaded pink and labelled 1 in 100 (1%) Defended; and
 - ii. shaded blue labelled 1 in 100 +20% (*CC) Defended;.
- i) “Associated site infrastructure and facilities” is defined as comprising:
 - i. the provision of a junction access onto the highway;
 - ii. the provision of an internal private slip road along a development frontage;
 - iii. the provision of hard standing areas required for vehicle parking bays, disabled parking bays, designated loading and service bays, vehicle turning and circulation areas;
 - iv. the erection of a gate, fence, wall or other means of enclosure;
 - v. traffic signals, security buildings, bicycle shelters, motorbike shelters, bollards, lamp standards, telephone boxes, post boxes refuse bins or baskets, waste recycling facilities, facilities for fire fighting or other emergency services, outdoor staff rest areas and smoking shelters;
 - vi. the provision of soft landscaping including trees, Sustainable Urban Drainage (SUDs) features including swayles, filter strips, soakaways, green roofs, bioretention areas, infiltration and detention basins, ponds and wetlands;

- vii. trees, hedges, vegetation and other areas of soft landscaping;
 - viii. electricity sub stations and associated electric lines, broadband connection, electric vehicle recharging points; and
 - ix. CCTV security cameras.
-
- j) "Gross Floor Area" is defined as the total covered floor area inside a building envelope, including the external walls of a building.
 - k) "Development" has the same meaning as defined in Section 55 of the Town and Country Planning Act 1990 (as amended).
 - l) The time when development has "begun" has the same meaning as defined by Section 56 of the Town and Country Planning Act 1990 (as amended).
 - m) "Industrial process" referred to in condition E5 has the same meaning as that defined in Article 1(2) of the General Permitted Development Order 1995 (as amended).
 - n) Areas of "medium archaeological potential" are those areas of land within the LDO boundary which are shaded yellow on Appendix I and labeled "medium."
 - o) Areas of "low archaeological potential" are those areas of land within the LDO boundary which are shaded orange on Appendix I and labeled "low."

OPERATIONAL DEVELOPMENT

SCHEDULE A – BUILDING DEVELOPMENT

Class 1 – Office, research and development, light industrial and industrial development

Development Permitted:

- 1.1 Within Zone A and Zone B, the erection of buildings for:
 - a) B1(a) office;
 - b) B1(b) research and development;
 - c) B1(c) light industry; and
 - d) B2 general industrial uses.
- 1.2 Within Zone A and Zone B, site investigation, demolition and engineering operations directly required by development permitted by Class 1.1 of Schedule A.
- 1.3 Within Zone A and Zone B, the provision of associated site infrastructure and facilities directly required by development permitted under Class 1.1 of Schedule A.

Conditions:

- 1.4 Planning permission is provided under Class 1 of Schedule A subject to the following conditions:
 - a) General conditions G1 to G8.
 - b) Highways conditions H1 to H10.
 - c) Phasing and delivery of highways infrastructure condition PDH1
 - d) Drainage and flood risk conditions DF1 to DF5
 - e) Contaminated land conditions C1 to C4
 - f) Parking, loading and refuse conditions P1 to P4.
 - g) Edge habitats and boundary landscaping area conditions ED1 and ED2.
 - h) Environmental conditions E1 to E6.
 - i) Archaeology conditions A1 to A4

SCHEDULE B – EXTENSIONS OR ALTERATIONS

Class 1 - Extensions or alterations of office, research and development and industrial buildings

Development Permitted:

- 1.1 Within Zone A and Zone B, the extension or alteration of buildings in:
 - a) B1(a) office;
 - b) B1(b) research and development;
 - c) B1(c) light industrial; and
 - d) B2 general industrial uses.
- 1.2 Within Zone A and Zone B, site investigation, demolition and engineering operations directly required by development permitted by class 1.1 of Schedule B.
- 1.3 Within Zone A and Zone B, the provision of associated site infrastructure and facilities directly required by development permitted under Class 1.1 of Schedule B.

Conditions:

- 1.4 Planning permission is provided under Class 1 of Schedule B subject to the following conditions:
 - a) Extensions and alterations conditions EXT1 to EXT5
 - b) General conditions G1, G3, G4, G5 and G8.
 - c) Parking, loading and refuse conditions P1 to P3.
 - d) Edge habitats and boundary landscaping conditions ED1 and ED2.
 - e) Environmental conditions E4, E5 and E6.
 - a) Archaeological conditions A1 to A4 but only where all of the following instances would apply:
 - i. where a building extension would provide a net additional floor space in excess of 500 square metres.
 - ii. where building extensions would be on land with low or medium archaeological potential.
 - iii. where a programme of archaeological works described in conditions A1 to A4 has not been undertaken on the land in question following the adoption of the LDO.

SCHEDULE C - CHANGE OF USE

Class 1 - Permitted change of use to target sector industries

Permitted Development:

- 1.1 Within Zone A and Zone B, development consisting of a change of use of a building:
- a) from B8 business use to B2 general industrial use; and
 - b) from B8 general industrial use to B1 business use.
 - c) from B2 general industrial use to B1 business use.
 - d) from B1 general industrial use to B2 business use.

Conditions:

- 1.2 Planning permission is provided under Class 1 of Schedule C subject to the following conditions:
- a) No building shall be used for a B1 or B2 use other than a use falling within the schedule of uses contained in Appendix B to this Schedule.
 - b) General conditions G1 and G4.
 - c) Highways condition H10 (travel plans).
 - d) Parking, loading and refuse conditions P1.
 - e) Environmental condition E5.
 - f) Extensions and alterations condition EXT5.

Class 2 - Permitted change of use within target sector industries

Permitted Development:

- 2.1 Within Zone A and Zone B, development consisting of a change of use of a building:
- a) from B1 business use to B2 general industrial use; and
 - b) from B2 general industrial use to B1 business use.

Conditions:

- 2.2 Planning permission is provided under Class 2 of Schedule C subject to the following conditions:
- a) No building shall be used for a B1 or B2 use other than a use falling within the schedule of uses contained in Appendix B to this Schedule.
 - b) General conditions G1 and G4.
 - c) Parking, loading and refuse conditions P1.
 - d) Environmental condition E5.
 - e) Condition EXT5.

SCHEDULE D - MINOR OPERATIONS

Class 1 – Facilities for the storage of oils, fuels and chemicals.

Permitted Development:

- 1.1 The erection of facilities for the storage of oils, fuels and chemicals.

Conditions:

- 1.2 Planning permission is provided under Class 1 of Schedule D subject to the following conditions:
- a) Storage facilities erected under Class 1 of Schedule D shall be directly required permitted business and industrial activities undertaken on the site and shall not be used for any other purpose.
 - b) Any chemical/ fuel storage tanks must be sited on an impervious base and surrounded by a secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The drainage system of the secondary containment shall be sealed with no discharge to any watercourse, land or underground strata. Associated above ground pipework should be protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the secondary containment.
 - c) Storage facilities erected under Class 1 of Schedule D shall not be located within 10 metres of any public highway or within 25 metres of the boundary of any residential property, hotel, listed building or scheduled ancient monument.
 - d) Storage facilities erected under Class 1 of Schedule D shall not exceed 5m in height.

Reason: To ensure safe storage of the contents of the tanks in the event of a spillage or leaks and to ensure facilities are directly related to and necessitated by the economic activities taking place on a development site and do not have a detrimental impact on the character of the public realm or on residential amenity.

Class 2 - The erection, maintenance or alteration of a fence, gate, wall or other means of enclosure

Permitted Development:

- 2.1 The erection, maintenance or alteration of a fence, gate, wall or other means of enclosure.

Conditions:

- 2.2 Planning permission is provided under Class 2 of Schedule D subject to the following conditions:

- a) Any development undertaken under Class 2 of Schedule D must comply with Table C of chapter 6 of the Templefields North East Design Code.

PH 1 Phasing Condition

No development shall occur and no details shall be submitted to discharge any condition imposed on development authorised by this Local Development Order until a phasing scheme is submitted to and approved in writing by the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved phasing scheme.

Reason: To enable a phased development of the Enterprise Zone and facilitate development.

GENERAL CONDITIONS

G1 Confirmation of Compliance

No development on each phase of development, as approved under condition PH1 and permitted by this LDO shall be begun until:

1. Full details of the proposed development have been submitted to the Local Planning Authority by way of the completion of their LDO Confirmation of Compliance Application Form together with all other supporting documents as required by their LDO Checklist.
2. The Local Planning Authority has sent written acknowledgment to the applicant confirming:
 - a) the receipt of a valid LDO Confirmation of Compliance Application; and
 - b) the start and expiry date of the 28 day LDO Compliance Assessment Period.
3. Following the written acknowledgement described in 2, either:
 - a) The 28 day LDO Compliance Assessment Period has elapsed and the Local Planning Authority has neither certified that the proposal is compliant or non-compliant with the terms of the LDO;
 - or
 - b) Within the 28 day LDO Compliance Assessment Period, the Local Planning Authority issues written confirmation of compliance expressly stating that the proposed development accords with the planning permission granted by the LDO, subject to compliance with other pre-commencement conditions.

For the purposes of calculating the 28 day LDO Compliance Assessment Period, any Bank Holiday and any day between and inclusive of Christmas Eve and New Years Day each year shall not be taken into account.

The subsequent development should be carried out strictly in accordance with the LDO Confirmation of Compliance Application.

Reason: To ensure that the development is in conformity with the LDO and Design Code and to ensure that LDO development can be monitored over the lifetime of the LDO.

Note: Developers, agents and landowners should refer to the LDO Confirmation of Compliance Protocol.

G2 Conformity with Design Code

Development hereby permitted shall be carried out strictly in accordance with the relevant provisions of the Templefields North East Design Code.

Reason: To ensure the delivery of the Templefields North East Design Code and to achieve development that is of a high quality in design.

G3 Enterprise Zone Target Sectors

The buildings erected for B1 or B2 purposes can only be used for the uses set out in Appendix B of the LDO.

Reason: To deliver the sector focus of the enterprise zone and regulate employment activities not targeted by the LDO.

G4 Office uses within Zone A

Within Zone A, B1a (office) uses must be ancillary to B1b (research and development), B1c (light industrial) or B2 (general industrial) uses.

Reason: To regulate the total amount of B1a (office) floorspace across the LDO area in the interests of traffic management and ensure that the job growth projections used in the Enterprise West Essex @ Harlow Transport Assessment are not exceeded.

Note: see informative INF6 and Appendix C.

G5 Construction Method Statement

No development on each phase of the development, as approved under Condition PH1, shall be begun until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority.

The Statement shall specify:

1. an appropriate construction access;
2. adequate turning and off loading facilities for delivery /construction vehicles within the limits of the construction site;
3. adequate parking areas clear of the highway for those employed in developing the site;
4. wheel cleaning facilities;
5. details of any hoarding to be erected during the construction works;
6. the construction traffic routes;
7. the hours of construction work;
8. the protection of public rights of way; and
9. provisions for a before and after road condition survey.

The approved statement shall be adhered to throughout the construction of the development.

Reason: To ensure that an approved programme for construction work is carried out during specified hours in the interests of the amenity of the area and to ensure that debris or construction material is not deposited on the highway.

G6 Demolition Method Statement

No development involving the demolition of buildings, on each phase of the development, as approved under Condition PH1, shall be begun until a Demolition Method Statement for that development parcel, has been submitted to and be agreed in writing by the Local Planning Authority.

The Statement shall specify:

1. an appropriate access and egress arrangement for vehicles engaged in the demolition of buildings;
2. adequate turning and loading facilities for delivery /construction vehicles within the limits of the application site;
3. an adequate parking area clear of the highway for those employed in demolishing buildings within the site;
4. wheel cleaning facilities;
5. a strategy for the recycling and / or reuse of materials;
6. traffic routes to be used by vehicles engaged in demolition works;
7. hours of demolition work;
8. the protection of any public rights of way; and
9. arrangements for a before and after road condition survey.

Thereafter, development shall be carried out in accordance with approved details.

Reason: To ensure that demolition works cause the minimum of disturbance to adjoining land owners and businesses.

G7 Removal of Demolition Building Materials

All material resulting from the demolition of the existing buildings on the site shall be completely removed from the site within 3 months of the buildings being demolished.

Reason: To ensure that demolition materials are removed from the site in an appropriate timescale so that they do not negatively impact the character and appearance of the area.

G8 Safeguarded Strategic Infrastructure

No development shall be begun on land safeguarded for strategic infrastructure and shaded orange on Appendix D of the LDO unless an alternative scheme for the implementation or relocation of infrastructure facilities is submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include the following components:

1. Details identifying the location(s) for the provision of infrastructure.
2. Confirmation of the suitability and availability of the alternative location(s) for the re-provided infrastructure.
3. An implementation plan containing a programme of works for the delivery of the re-provided infrastructure together with a timetable for implementation and completion of the works.

The development shall then commence in accordance with the approved scheme.

Reason: To safeguard land intended for a new road access to connect River Way to Cambridge Road; to safeguard the existing pedestrian walkways connecting to the River Stort and Harlow Mill Station; and to safeguard land currently used as a civic amenity recycling centre.

HIGHWAYS CONDITIONS

H1 Road Layout and Design

No development shall be begun, on each phase of the development, as approved under Condition PH1, until details of any highways works to be undertaken (including layout, geometry, dimensions, levels, gradients, surfacing, visibility splays, means of surface water drainage and street lighting) has been submitted to and approved in writing by the Local Planning Authority.

All highways works shall then be constructed in accordance with the approved details.

Reason: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

H2 Carriageway Construction

The carriageway(s) to serve the development shall be constructed up to and including at least road base level, prior to the commencement of the erection of any building intended to take access from a road(s), on each phase of the development, as approved under Condition PH1.

Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway.

The carriageways, footways and footpaths, verges and tree planting shall be completed prior to the occupation of any building.

Reason: To ensure roads/footways are constructed to an appropriate standard in the interests of highway safety.

H3 Vehicular visibility splays

Prior to occupation of the development, on each phase of the development, as approved under Condition PH1, any road junction or vehicle access point shall be provided with visibility splays in accordance with Table D of Chapter 8 of the Templefields North East Design Code. These vehicular visibility splays shall be provided before the road junction or vehicle access point is first used by vehicular traffic and shall be retained free of any obstruction at all times thereafter.

Reason: To provide adequate inter-visibility between vehicles using the road junction / access and those in the existing public highway in the interest of highway safety.

Note: The acceptability of the interruption to vehicular visibility splays by trees, lamp-columns, telegraph poles etc. will be considered on a case by a case basis.

H4 Pedestrian Visibility Splays

Prior to occupation of the development, on each phase of the development, as approved under Condition PH1, a 1.5 metres x 1.5 metres pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access and shall be retained free of any obstruction at all times. These visibility splays must not form part of the vehicular surface of the access.

Reason: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety.

H5 Trees in the Highway

Any tree planting proposed within the highway must be agreed in writing with the Highway Authority.

Reason: To avoid the interference with visibility splays, underground services and the lighting of the highway in the interest of highway safety.

H6 Unbound Surface Material Adjacent to the Highway

No unbound material shall be used in the surface treatment of the vehicular access routes within 10 metres of the highway boundary.

Reason: To prevent the deposit of unbound material on the highway in the interests of highways safety.

H7 Surface Water Drainage on the Highway

No surface water drainage shall discharge onto the public highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.

H8 Hedges adjacent to a public highway

Hedges must be regularly maintained so that they do not encroach upon the highway.

Reason: To preserve the integrity of the public highway and in the interests of highway safety.

H9 Gradients for private accesses joining the Highway

The gradient of any proposed vehicular access joining the highway shall be not steeper than 4% (1in 25) for the first 6 metres from the highway boundary and not steeper than 8% (1in 12.5) thereafter.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety.

H10 Travel Plans

Prior to the occupation of any development, on each phase of the development, as approved under Condition PH1, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be prepared in accordance with the Enterprise West Essex @ Harlow Framework Travel Plan and must include:

1. Measures to encourage sustainable travel patterns;
2. A scheme for the management and implementation of the Travel Plan;
3. Targets for modal shift;
4. Implementation timescales;
5. Marketing and incentives; and
6. Arrangements for monitoring and review.

Individual Travel Plans shall implement the overarching targets outlined in the Enterprise West Essex @ Harlow Framework Travel Plan.

Reason: In the interests of promoting sustainable development and the use of sustainable modes of transport.

PHASING AND DELIVERY OF HIGHWAYS INFRASTRUCTURE CONDITIONS

PDH1 Junction 7a phasing

No development shall be begun under Schedule A or Schedule B of the Local Development Order on any land shaded red on Appendix H until a new junction on the M11 to the east of Harlow (Junction 7a) has been completed and made available for use.

Reason: To ensure enterprise zone development is phased to take account of the transport assessment undertaken and the modeled impact of development on M11 Junction 7. To ensure that M11 Junction 7, A414 Interchange, will continue to fulfill its purpose as part of the Strategic Road Network in accordance with the Highways Act 1980, and DFT Circular 02/07 'Planning and the Strategic Road Network

Note: See informative INF7 for further information.

DRAINAGE & FLOOD RISK

DF1 Drainage

Development shall not be begun, on each phase of the development, as approved under Condition PH1, until a scheme for the foul and surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

1. be in general accordance with the Flood Risk Assessment (17 May 2012);
2. specify the range of measures used to reduce surface water run-off including Sustainable Urban Drainage (SUDs) systems;

3. demonstrate that sufficient foul and surface water capacity exists or will be, provided both on or off site;
4. set out pollution prevention measures including the measures used to reduce the potential for pollutants reaching either ground, surface water bodies or the surface water drainage system; and
5. include a timetable for implementation.

Development shall not be occupied or used until the approved SUDs systems (2); sufficient foul and surface water capacity (3); and approved pollution prevention measures (4) are in place as set out in the approved scheme.

Reason: To ensure satisfactory drainage of the development and ensure the implementation of pollution prevention measures.

Note: See Informatives INF1 (Foul Drainage), INF2 (SUDs Approval) and INF3 (Trade Effluent).

DF2 Discharge from Parking and Loading Areas

Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from hardstanding areas intended for vehicle parking, loading and turning and shall be passed through an oil inceptor. Oil interceptors shall be installed prior to the occupation or first use of the development, for each phase of the development, as approved under condition PH1.

Reason: To prevent pollution of the water environment.

Note: Also see informatives INF3 (Trade Effluent) and INF1 (Foul Drainage).

DF3 Development within Flood Zone 3b (Defended)

No development shall be begun on any land within flood zone 3b (defended) as shown on Appendix G (Detailed Flood Risk Assessment Map).

Reason: To ensure the LDO is compliant with the National Planning Policy Framework and supporting Technical Guidance.

Note: Flood zone 3b (defended) is defined in paragraph 1.1, g) of the LDO. See informative INF8 for further information.

DF4 Development within Flood Zone 3a (Defended)

All buildings erected on any land within flood zone 3a (defended) as shown on Appendix G (Detailed Flood Risk Assessment Map) shall comprise finished ground floor levels no less than 300mm above existing ground levels.

Reason: To reduce the likelihood of inundation of buildings from surface water flows and to implement the recommendations of the Templefields North East Flood Risk Assessment.

Note: Flood zone 3a (defended) is defined in paragraph 1.1, h) of the LDO.

DF5 Essential Infrastructure within Flood Zone 3a and Flood Zone 3b

Where development would comprise essential infrastructure for the purposes of the Technical Guidance to the National Planning Policy Framework (March 2012) and would be located in any land within flood zones 3a or 3b as shown on Appendix G (Detailed Flood Risk Assessment Map) development shall not be begun until an Exceptions Test has been undertaken and submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency.

Reason: To ensure the LDO is compliant with the National Planning Policy Framework and supporting Technical Guidance.

Note: See informative INF8 for further information.

CONTAMINATED LAND

C1 Contaminated Land Investigation and Risk Assessment Scheme

Development shall not be begun until a scheme for the investigation and assessment of contaminated land on site, for each phase of the development, as approved under Condition PH1, has been submitted to and approved in writing by the Local Planning Authority. The scheme will need to take account of the Preliminary Risk Assessment (March 2012) and be undertaken by competent persons and a written report of the finding must be produced. The report of findings must include:

1. A survey of the extent, scale and nature of contamination;
2. An assessment of the potential risks to:
 - a) Human health;
 - b) Property (existing and proposed) including buildings, woodland, grassland, scrub land and service lines and pipes;
 - c) Adjoining land;
 - d) Groundwater and surface waters;
 - e) Natural habitats and ecological systems;
 - f) Archaeological sites and ancient monuments.
3. An appraisal of remedial options and a proposal of the preferred option(s).

Submitted schemes must be undertaken in accordance with DEFRA and the Environment Agency's Model Procedures for the Management of Land Contamination, CLR11.

Reason: To ensure that the potential for contaminated land is investigated and areas of contaminated land and associated risks identified.

C2 Contaminated Land Remediation Scheme

If a contaminated land investigation and risk assessment scheme under condition C1 indicates the presence of contamination, development on that phase of development, as defined by Condition PH1, shall not be begun until a scheme to bring the site into a condition suitable for the intended use by removing unacceptable risks to human health, property, adjoining land, groundwater and surface waters, natural habitats and

ecological systems and archaeological sites and ancient monuments has been submitted to and approved in writing by the Local Planning Authority. The scheme must:

1. outline all remediation works to be undertaken;
2. include proposed remediation objectives and remediation criteria;
3. include a timetable of works;
4. specify site management procedures; and
5. ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 (as amended) in relation to the intended use of the land after remediation.

Reason: To ensure that an appropriate scheme for the remediation of any areas of contaminated land identified under condition C1 is submitted and approved.

C3 Implementation of Contaminated Land Remediation Works

Development, on that phase of development, as defined by Condition PH1, other than that required to carry out remediation, shall not be begun until a remediation scheme subject to condition C2 has been carried out in accordance the approved details.

Reason: To ensure that remediation measures approved under condition C2 are implemented.

C4 Contaminated Land

In the event that any further contamination is found on any part of a site at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and the following measures taken:

1. an investigation and risk assessment must be undertaken in accordance with the requirements of condition C1;
2. where remediation is necessary, a remediation scheme must be prepared in accordance with the requirements of condition C2 and shall be subject to the approval in writing of the Local Planning Authority; and
3. the approved scheme must be implemented before the development is occupied or first used.

Reason: To ensure that any further areas of contaminated land which are found following the implementation of LDO conditions C1 to C3 are mitigated and remediated in an appropriate manner.

PARKING, LOADING AND REFUSE CONDITIONS

P1 Parking Standards for New Development

Development, on each phase of the development, as approved under Condition PH1, shall not be occupied until car parking bays, disabled parking bays, powered two wheeler parking bays and secure cycle parking racks or cages have been provided. The provision of all car parking, disabled parking bays, powered two wheeler and cycle

parking shall be no lower than the minimum and no greater than the maximum parking standards as set out in chapter 9 of the Templefields North East Design Code. Thereafter all parking provision shall be used solely for the specified purposes and for no other purpose which would impede vehicle parking.

Reason: To ensure adequate parking provision is provided in the interests of Highway safety.

P2 - Loading and Unloading Bays

Development shall not be occupied, on each phase of the development, as approved under Condition PH1, until areas within the site for the purposes of loading, unloading and delivery vehicles have been provided.

Following occupation of the development the areas within the site identified for the purpose of loading/unloading and vehicle turning shall be retained at all times for that sole purpose.

Reason: To ensure that appropriate loading and unloading facilities are available.

P3 - Vehicle Turning and Circulation Areas

Adequate vehicle turning, circulation and maneuvering space will be provided within a development site to ensure that vehicles can enter and exit the site in a forward gear.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety and to ensure that all servicing and turning of vehicles takes place within a site and not on the highway.

P4 Refuse Storage and Collection Facilities

No development shall be begun, on each phase of the development, as approved under Condition PH1, until details of the proposed refuse storage and collection facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided on site, prior to the occupation of the associated buildings (s) and in accordance with the approved details.

Reason: To ensure refuse arising from the development is appropriately managed.

EDGE HABITATS & BOUNDARY LANDSCAPING AREAS

ED1 Edge habitats and boundary landscaping areas

No development shall be begun, on each phase of the development, as approved under Condition PH1, if the site is adjacent to the edge habitat and boundary as defined on Appendix F to this LDO until a scheme for the protection of edge habitats and boundary landscaping during either demolition or construction works has been submitted to and approved in writing by the Local Planning Authority. Schemes shall:

1. take account of the Arboricultural Feasibility Report (Jan 2013);
2. identify all existing woodland, trees, scrub and hedges along and adjacent to the purple edged boundary defined on Appendix F on a scaled plan; and

3. set out the measures to be taken to protect edge habitats and boundary landscaping during proposed demolition or construction work.

Thereafter, the approved measures shall be carried out and retained at all times during the construction of the development.

Reason: Edge habitats and boundary landscaping provide an important habitats for protected species potentially found in adjacent land, particularly bats and Great Crested Newts – see Extended Phase 1 Habitat Survey Report (July 2012). Existing boundary landscaping also provides an important visual and acoustic buffer to surrounding heritage assets and residential areas.

ED2 Bat sensitive lighting along edge habitats and boundary landscaping areas

No development shall be begun, on each phase of the development, as approved under Condition PH1, if the site is adjacent to the edge habitats and boundary as defined on Appendix F to this LDO until a bat sensitive lighting scheme has been submitted to and approved in writing by the Local Planning Authority.

Schemes shall set out measures to mitigate potential light spillage on edge habitats and boundaries.

Thereafter, all lighting shall be installed and operated in accordance with the approved details before the development is occupied.

Reason: Edge habitats and boundaries provide important commuting and foraging routes for bats. There is high potential for bat roosting in woodland areas adjacent to the site boundary within the Roman Temple site and along riparian woodland habitats along the River Stort. See the Extended Phase 1 Habitat Survey Report (July 2012)

Note a: See Bats and Lighting in the UK (Bat Conservation Trust)

Note b: Schemes under LDO conditions ED2 and (E3 External lighting scheme) should be submitted together or within the same scheme.

ENVIRONMENTAL CONDITIONS

E1 Detailed Landscaping Scheme

No development shall be begun, on each phase of the development, as approved under Condition PH1, until a detailed landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This landscaping scheme as agreed will be implemented during the next planting season following completion of the development. The scheme will include all hard and soft landscaping and details of boundary treatments. A specification of all landscaping and materials will be supplied within a detailed method statement which will include site preparation, planting techniques, aftercare and a programme of maintenance for a period of 5 years following completion of the scheme.

Reason: To comply with the duties indicated in Section 197 of The Town and Country Planning Act 1990 and to ensure satisfactory landscape treatment of the site in the interests of visual amenity and to screen and enhance the development in the interests of visual amenity.

E2 Tree Re-Planting

If, within a period of five years from the date of planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.

Reason: In the interest of the appearance of the proposed development and to ensure any damaged or destroyed trees are replaced.

E3 External Lighting Scheme

No development shall be begun, on each phase of the development, as approved under Condition PH1, until a comprehensive external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all lighting shall be installed and operated in accordance with the approved details before the development is occupied.

Reason: In the interests minimizing light pollution, intrusion and spillage to adjoining residential areas and in the interests of highways safety, to ensure that the lighting does not give rise to glare creating a hazardous distraction to drivers of vehicles on the adjacent highway.

E4 Sustainability

All development shall be constructed to achieve a minimum rating of BREEAM 'very good'.

Reason: To ensure development is sustainable and that necessary measures are taken with respect to mitigating environmental impacts with respect to climate change.

E5 Operation of Machinery

Any industrial process associated with development permitted by the LDO shall be carried out within a building and no industrial process shall be carried out in the open air.

Reason: In the interests of the amenity and character and appearance of the area.

Note: "Industrial process" is defined in paragraph 1.1, m) of the LDO Schedule.

E6 Façade Building Material Samples Along Cambridge Road

With respect to any building facade visible from Cambridge Road (A1184), no development shall be begun until samples of the materials to be used in the construction of the external surfaces visible from the highway have been submitted to and approved in writing by the Local Planning Authority. Thereafter, works shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance of the area.

ARCHAEOLOGY CONDITIONS

A1 Archaeology (Written Scheme of Investigation / Methods Statement)

On any land with low or medium archaeological potential no development shall be begun until a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority.

The Written Scheme of Investigation shall include a Methods Statement which shall outline a programme of archaeological work including the proposed fieldwork techniques (including trial trenching) to identify archaeological deposits within the site.

The Written Scheme of Investigation shall take account of the Historic Environmental Assessment for London Road North LDO, Harlow (January 2013).

Reason: The site is of likely archaeological interest, as confirmed by the Historic Environmental Assessment.

Note: Areas of “medium” and “low archaeological interest are defined by way of paragraph 1.1, n) and o) and Appendix I of the LDO.

A2 Archaeology (Location of Trial Trenches)

On any land with low or medium archaeological potential the final location of any trial trenches shall be approved in writing by an Essex County Council Historic Environment Officer prior to the commencement of trial trenching.

Reason: To ensure trial trenching is undertaken in appropriate locations.

Note: Areas of “medium” and “low archaeological interest are defined by way of paragraph 1.1, n) and o) and Appendix I of the LDO.

A3 Archaeology (Written Report)

On any land with low or medium archaeological potential no development, other than that required to carry out archaeological work, shall be begun until a written report outlining the findings of archaeological fieldwork has been submitted to and approved in writing by the Local Planning Authority. The report must include:

1. a description of the survey methods used;
2. the location and size of trial trenches;
3. a detailed summary of all archaeological deposits and evidence gathered;
4. an assessment of the significance of all archaeological deposits and evidence gathered;
5. a strategy for the preservation of significant archaeological deposits found on site; and
6. provision to be made for publication and dissemination of the results of the site investigation and archive deposition of the records and finds.

Reason: To ensure all archaeological evidence is recorded and assessed and an appropriate strategy is in place for the preservation of archaeological deposits on site.

Note: Areas of “medium” and “low archaeological interest are defined by way of paragraph 1.1, n) and o) and Appendix I of the LDO.

A4 Archaeology (Code of Conduct)

All archaeological works shall be carried out in accordance with the Code of Conduct of the Institute for Archaeologists (ifA).

Reason: To ensure archaeological survey work is undertaken in accordance with appropriate professional standards.

EXTENSIONS AND ALTERATIONS

EXT1 Building Materials on Extensions

Any extension or alteration shall be constructed using materials which have a similar external appearance to those used for the original building being extended or altered.

Reason: In the interests of the character and appearance of the area.

EXT2 - Massing of extended or altered buildings

The height of any extended or altered building shall be in accordance with building height standards set out in chapter 3 of the Templefields North East Design Code.

Reason: To ensure extensions or alterations are undertaken in accordance with the London Road North Design Code.

EXT3 – Front extensions adjacent to a public highway

Any extension to the front elevation of a building adjacent to the highway will be in accordance with the following chapters of the Templefields North East Design Code:

- Building set back standards (chapter 4)
- Front boundary landscaping standards (chapter 5)
- Impact on Scheduled Ancient Monument (chapter 7)

Reason: To ensure extensions or alterations are undertaken in accordance with the London Road North Design Code.

EXT4 Net reduction in loading or turning space

Development shall not lead to a net reduction in the space available for loading or turning vehicles.

Reason: To ensure that sufficient loading and turning space is available such that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

EXT5 Highways works associated with extensions, alterations and change of use

Where any development undertaken through Schedule B or Schedule C of the LDO would require any work to a public highway or any road or footway to which the public will have right of access to, that development shall not be begun until details of the those

highways works (including layout, geometry, dimensions, levels, gradients, surfacing, visibility splays and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.

Development undertaken through Schedule B or Schedule C of the LDO shall not be occupied until the approved highways works have been completed in accordance with the approved details.

Reason: To ensure all highways works are constructed to an appropriate standard in the interests of highway safety.

INFORMATIVES

The following informatives provide guidance to landowners and developers about further statutory consents and requirements. These should not be confused with the planning conditions provided in the LDO Schedule.

INF1 - Foul Drainage

Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where a capacity problem is identified and no improvements are programmed by Thames Water, appropriate improvements will need to be completed prior to the occupation of the development.

INF2 – SuDS Approval

Essex County Council will become a SuDS Approval Body (SAB) by the enactment of Schedule 3 of the Flood and Water Management Act 2010, which is likely to be from April 2013. This means that all new development which has surface water drainage implications will potentially require SAB approval and need to conform to National and Local Standards. Defra have carried out an initial consultation on the process for gaining SuDS approval and applicants for planning permission should be made aware that:

- i. The National Standards should be followed wherever possible when designing SuDS to increase the likelihood that the SAB can adopt them in the future.
- ii. Essex County Council is developing Local Standards through its SuDS Design and Adoption Guide due out for public consultation in summer 2012 which should be followed wherever possible when designing SuDS to increase the likelihood that the SAB can adopt them in the future.
- iii. Developments with existing planning permission, with one or more reserved matters or where a valid planning application exists before enactment of Schedule 3 (likely April 2013) will not require SuDS approval during the first 12 months (up to April 2014) but following this date must obtain SuDS approval prior to commencement of development.

For further information and enquiries, please contact Essex County Council's SuDS team at suds@essex.gov.uk or telephone 01245 437138/437062.

INF3 – Trade Effluent

The Water Industry Act 1991 states that any liquid produced wholly or in part from any trade or business activity carried out on your trade premises qualifies as trade effluent and therefore requires consent from United Utilities.

Trade effluent control applies only to those discharges made to the foul sewer. No discharge of trade effluent should be made to the surface water sewer; this includes vehicle washes.

It is the responsibility of land owners and businesses to ensure drains on their site are identified correctly and any trade effluent discharge is directed to foul sewer. Any surface water drains on a site receiving contaminated surface water should be redirected to foul sewer and trade effluent consent applied for.

INF4 – European Protected Species Licenses

In the event that a European Protected Species is identified, a European Protected Species license may be required in accordance with Regulation 53 of the Conservation of Habitats and Species Regulations 2010.

A European Protected Species license will be needed if an appropriately qualified consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under Regulation 41 (animals) or 45 (plants) of the Conservation of Habitats and Species Regulations 2010 (as amended).

If an appointed consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence under Regulation 41 or 45 of the above regulations then a European Protected Species license will not be required.

Landowners and developers should take note of the limitation set out in paragraph 18 of the Order. This states that no development is permitted in this Order where development would comprise an offence under Regulation 41 or Regulation 45 of the Conservation of Habitats and Species Regulations 2010 (as amended) and where a license has not been granted by the relevant licensing body in accordance with Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (as amended) and where the specific provisions of such a license have not been complied with.

INF5 - Breeding and Nesting Birds

Legal Protection

Section 1(1) of the Wildlife and Countryside Act 1981 (as amended), makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs.

Bird species listed under Schedule 1 of the Act receive extra protection. The Act states that it is an offence to intentionally or recklessly disturb any wild bird listed in Schedule 1 while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of such a bird.

Potential Nesting Areas

It should be assumed that birds will be nesting in trees, scrub, reeds or substantial ditch side vegetation during the core breeding period, unless a survey had shown this not to be the case. In addition, some species are ground nesting, such as the skylark and lapwing, both of which can occur on grassland areas and cleared sites where there is a time lapse between demolition and development. Particular attention should be paid to any building demolition works as this is where swifts, swallows, house martins and barn owls preferentially choose to nest.

Site clearance works / demolition / construction

To avoid impact to nesting birds and ensure development is undertaken in accordance with provisions set out by the Wildlife and Countryside Act 1981 (as amended) any vegetation or site clearance works undertaken during the bird nesting season (1 March – 1 September) should only be undertaken once a breeding bird survey carried out during the nesting season by a suitably qualified person such as an ecologist has confirmed the absence of nesting birds and any Schedule 1 bird as set out by the Wildlife and Countryside Act 1981 (as amended).

INF6 - Office uses restricted within Zone A

Within Zone A, B1a (office) uses must be ancillary to B1b (research and development), B1c (light industrial) or B2 (general industrial) uses. This restriction is necessary in order to regulate the total amount of B1a (office) floorspace across the LDO area and to ensuring that the modelled job growth projections used in the Enterprise West Essex @ Harlow Transport Assessment are not exceeded.

The Enterprise West Essex @ Harlow Transport Assessment has been based on employment growth projections for all three LDO sites in Harlow. Projections took into account existing employment uses and provide a projected net increase in the number of jobs created on each site. The highways impacts of job growth estimates were then modelled in order to fully assess the local and strategic impacts on road network in the Harlow area.

Limitations on office (B1a) uses within Zone A is to ensure that the assessed quantum of enterprise zone development in Harlow is deliverable from a transport and highways perspective, taking into consideration existing highways capacity.

In zone B B1a class office uses do not need to be ancillary. This area has been chosen due to its proximity to Harlow Mill Train Station.

INF7 – Phasing condition PDH1 and Junction 7a

It is understood that the highways agencies will not oppose a release of condition PDH1 pursuant to Section 73 where it can be demonstrated that sufficient spare highways capacity exists at Junction 7 because of one or more of the following reasons:

1. the monitoring of enterprise zone development across Harlow by the Local Planning Authority has demonstrated that a less transport intensive form of development has been developed such that the net transport impact of the development is lower than the 5,899 net new jobs originally anticipated within the Harlow enterprise zone area to the extent that sufficient spare highways capacity exists on Junction 7 of the M11 to allow development on land shaded red on Appendix H to be begun;
and/or
2. the monitoring of travel planning measures undertaken within the enterprise zone and/ or within other areas of Harlow has demonstrated that sufficient spare highways capacity exists on Junction 7 of the M11 to allow development on land shaded red on Appendix H to be begun;
and/or

3. an alternative scheme of highway improvement works to Junction 7 of the M11 has been implemented has delivered the agreed additional highways capacity at Junction 7 such that development on the land shaded red on Appendix H may be begun.

INF8 – Flood zone areas and Appendix G

Conditions DF3, DF4 and DF5 ensure that the LDO accords with the National Planning Policy Framework (NPPF) in terms of flood risk and the associated Technical Guidance. They take account of the Templefields North East Flood Risk Assessment (2012), from which Appendix G is taken.

As shown on Appendix G, small areas of flood zone 3a and 3b are contained within the LDO boundary. As defined in paragraph 1.1, g) and h) of the LDO, flood zone 3b is defined as any land shown on Appendix G that is:

- i. shaded in green and labelled 1 in 20 (5%) Defended; and
- ii. marked with hatched black lines and labelled 1 in 5 (20%) Defended).

Flood Zone 3a is defined as any land shown on Appendix G that is:

- iii. shaded pink and labelled 1 in 100 (1%) Defended; and
- iv. shaded blue labelled 1 in 100 +20% (*CC) Defended;.

This assessment takes account of existing flood defenses in the location.

Table 2 of the Technical Guidance to The National Planning Policy Framework (March 2012) classifies offices and industrial development as “less vulnerable” land uses. Table 3 stipulates that “less vulnerable” development is not compatible with Flood Zone 3b (functional floodplain). Condition DF3 of the LDO ensures the LDO’s compliance with this requirement.

Table 3 of the Technical Guidance to The National Planning Policy Framework (March 2012) states that “essential infrastructure” is not compatible with flood zone 3a or 3b, unless an exceptions test has been undertaken. Condition DF5 of the LDO ensures the LDO’s compliance with this requirement.

Applicants are advised to take account of the Templefields North East Flood Risk Assessment and consult the Local Planning Authority and Environment Agency in order to more fully understand the site specific flood risk management and mitigation requirements prior to submitting any development proposal.

Applicants are advised that the data shown on Appendix G, though based on up-to-date information, may be subject to change.

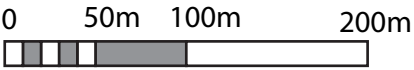
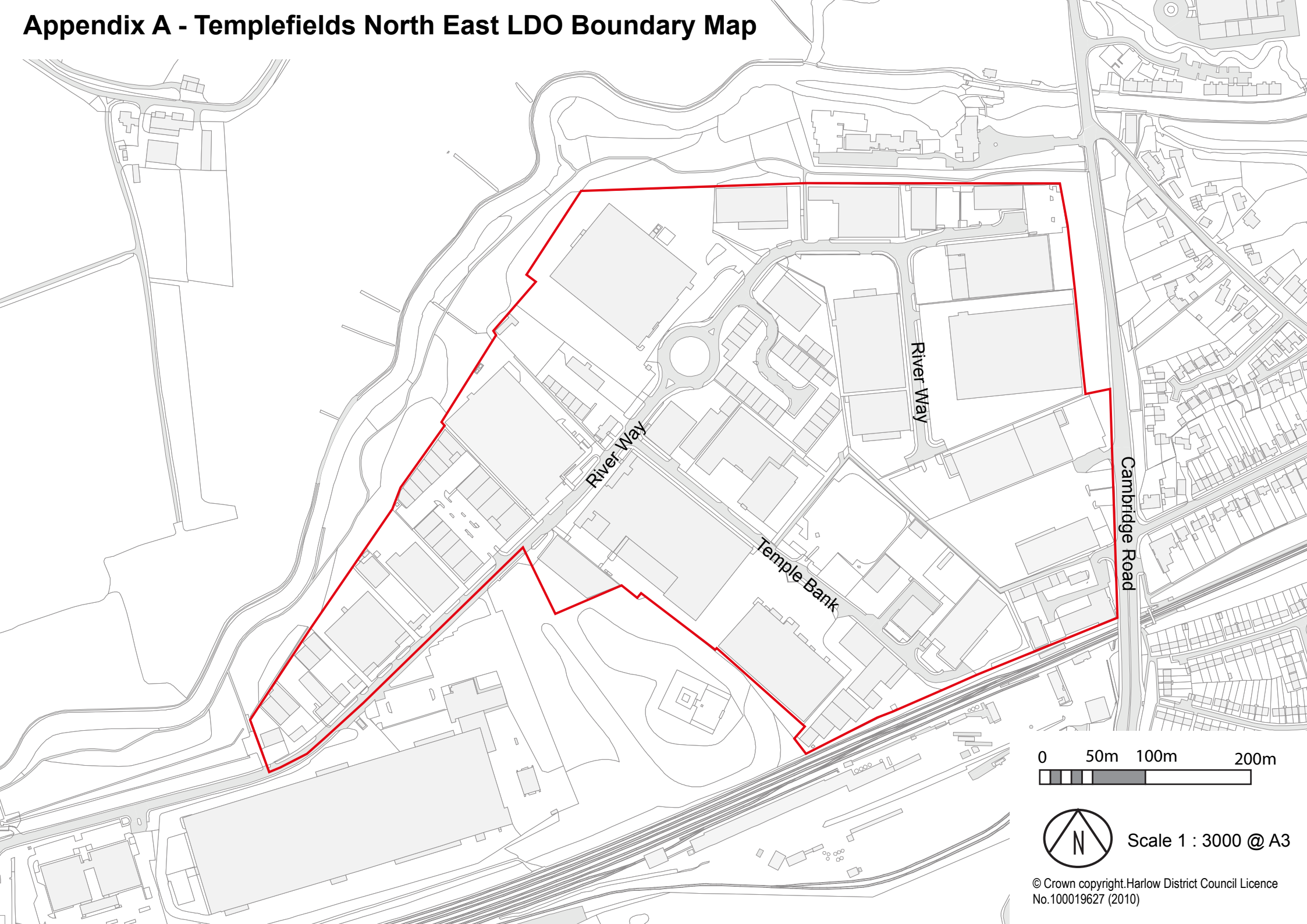
INF9 – Applications to remove or vary a condition under Section 73

Applications to remove or vary any condition imposed by the London Road North Local Development Order may be made under Section 73 of the Town and Country Planning Act 1990 (as amended). The relevant form for making such an application is available on the Council’s website.

INF10 – Planning Applications

A normal planning application may be submitted under the Town and Country Planning Act 1990 (as amended) for development proposals within the LDO area which are outside the scope of the classes of permitted development set out in the LDO. The relevant form for making such an application is available on the Council's website.

Appendix A - Templefields North East LDO Boundary Map



Scale 1 : 3000 @ A3

Appendix B - Schedule of Permitted Economic Activities (Standard Industrial Classifications)

Templefields North East Local Development Order

Source: UK Standard Industrial Classification 2007 (UK SIC 2007)

Class		Sub Class	
HEALTH AND ALLIED INDUSTRIES			
21.10	Manufacture of basic pharmaceutical products		
21.20	Manufacture of pharmaceutical preparations		
26.60	Manufacture of irradiation, electromedical and electrotherapeutic equipment		
26.70	Manufacture of optical instruments and photographic equipment		
		26.70/1	Manufacture of optical precision instruments
		26.70/2	Manufacture of photographic and cinematographic equipment
26.80	Manufacture of magnetic and optical media		
32.50	Manufacture of medical and dental instruments and supplies		
72.11	Research and experimental development on biotechnology		
72.19	Other research and experimental development on natural sciences and engineering		
72.20	Research and experimental development on social sciences and humanities		
ENGINEERING AND DESIGN			
71.12	Engineering activities and related technical consultancy		
		71.12/1	Engineering design activities for industrial process and production
		71.12/2	Engineering related scientific and technical consulting activities
		71.12/9	Other engineering activities (not including engineering design for industrial process and production or engineering related scientific and technical consulting activities)
71.20	Technical testing and analysis		
74.1	Specialised design activities		
74.9	Other professional, design and scientific activities n.e.c		

ICT / TELECOMMUNICATIONS			
61.10	Wired telecommunications activities		
61.20	Wireless telecommunications activities		
61.30	Satellite telecommunications activities		
61.90	Other telecommunications activities		
62.01	Computer programming activities		
		62.01/1	Ready-made interactive leisure and entertainment software development
		62.01/2	Business and domestic software development
62.02	Computer consultancy activities		
62.03	Computer facilities management activities		
62.09	Other information technology and computer service activities		
63.12	Web portals		
MANUFACTURE OF COMPUTER, ELECTRONIC AND OPTICAL PRODUCTS			
26.11	Manufacture of electronic components		
26.12	Manufacture of loaded electronic boards		
26.20	Manufacture of computers and peripheral equipment		
26.30	Manufacture of communication equipment		
		26.30/1	Manufacture of telegraph and telephone apparatus and equipment
		26.30/9	Manufacture of communication equipment (other than telegraph and telephone apparatus and equipment)
26.40	Manufacture of consumer electronics		
26.51	Manufacture of instruments and appliances for measuring, testing and navigation		
		26.51/1	Manufacture of electronic instruments and appliances for measuring, testing, and navigation, except industrial process control equipment
		26.51/2	Manufacture of electronic industrial process control equipment
		26.51/3	Manufacture of non-electronic instruments and appliances for measuring, testing and navigation, except industrial process control equipment
		26.51/4	Manufacture of non-electronic industrial process control

			equipment
26.52	Manufacture of watches and clocks		
26.60	Manufacture of irradiation, electromedical and electrotherapeutic equipment		
26.70	Manufacture of optical instruments and photographic equipment		
		26.70/1	Manufacture of optical precision instruments
		26.70/2	Manufacture of photographic and cinematographic equipment
26.80	Manufacture of magnetic and optical media		
MANUFACTURE OF ELECTRICAL EQUIPMENT			
27.11	Manufacture of electric motors, generators and transformers		
27.12	Manufacture of electricity distribution and control apparatus		
27.20	Manufacture of batteries and accumulators		
27.31	Manufacture of fibre optic cables		
27.32	Manufacture of other electronic and electric wires and cables		
27.33	Manufacture of wiring devices		
27.40	Manufacture of electric lighting equipment		
27.51	Manufacture of electric domestic appliances		
27.52	Manufacture of non-electric domestic appliances		
27.90	Manufacture of other electrical equipment		
MANUFACTURE OF RUBBER AND PLASTIC PRODUCTS			
22.11	Manufacture of rubber tyres and tubes; retreading and rebuilding of rubber tyres		
22.19	Manufacture of other rubber products		
22.21	Manufacture of plastic plates, sheets, tubes and profiles		
22.22	Manufacture of plastic packing goods		
22.23	Manufacture of builder's ware of plastic		
22.24	Manufacture of other plastic products		
MANUFACTURE OF CHEMICALS AND CHEMICAL PRODUCTS			
20.11	Manufacture of industrial gases		
20.12	Manufacture of dyes and pigments		
20.13	Manufacture of other inorganic basic chemicals		
20.14	Manufacture of other organic basic chemicals		

20.15	Manufacture of fertilisers and nitrogen compounds		
20.16	Manufacture of plastics in primary forms		
20.17	Manufacture of synthetic rubber in primary forms		
20.20	Manufacture of pesticides and other agrochemical products		
20.30	Manufacture of paints, varnishes and similar coatings, printing ink and mastics		
		20.30/1	Manufacture of paints, varnishes and similar coatings, mastics and sealants
		20.30/2	Manufacture of printing ink
20.41	Manufacture of soap and detergents, cleaning and polishing preparations		
		20.41/1	Manufacture of soap and detergents
		20.41/2	Manufacture of cleaning and polishing preparations
20.42	Manufacture of perfumes and toilet preparations		
20.51	Manufacture of explosives		
20.52	Manufacture of glues		
20.53	Manufacture of essential oils		
20.59	Manufacture of other chemical products n.e.c.		
20.60	Manufacture of man-made fibres		
MANUFACTURE FABRICATED METAL PRODUCTS, EXCEPT MACHINERY AND EQUIPMENT			
25.11	Manufacture of metal structures and parts of structures		
25.12	Manufacture of doors and windows of metal		
25.21	Manufacture of central heating radiators and boilers		
25.29	Manufacture of other tanks, reservoirs and containers of metal		
25.30	Manufacture of steam generators, except central heating hot water boilers		
25.40	Manufacture of weapons and ammunition		
25.50	Forging, pressing, stamping and roll-forming of metal; powder metallurgy		
25.61	Treatment and coating of metals		
25.62	Machining		
25.71	Manufacture of cutlery		
25.72	Manufacture of locks and hinges		
25.73	Manufacture of tools		

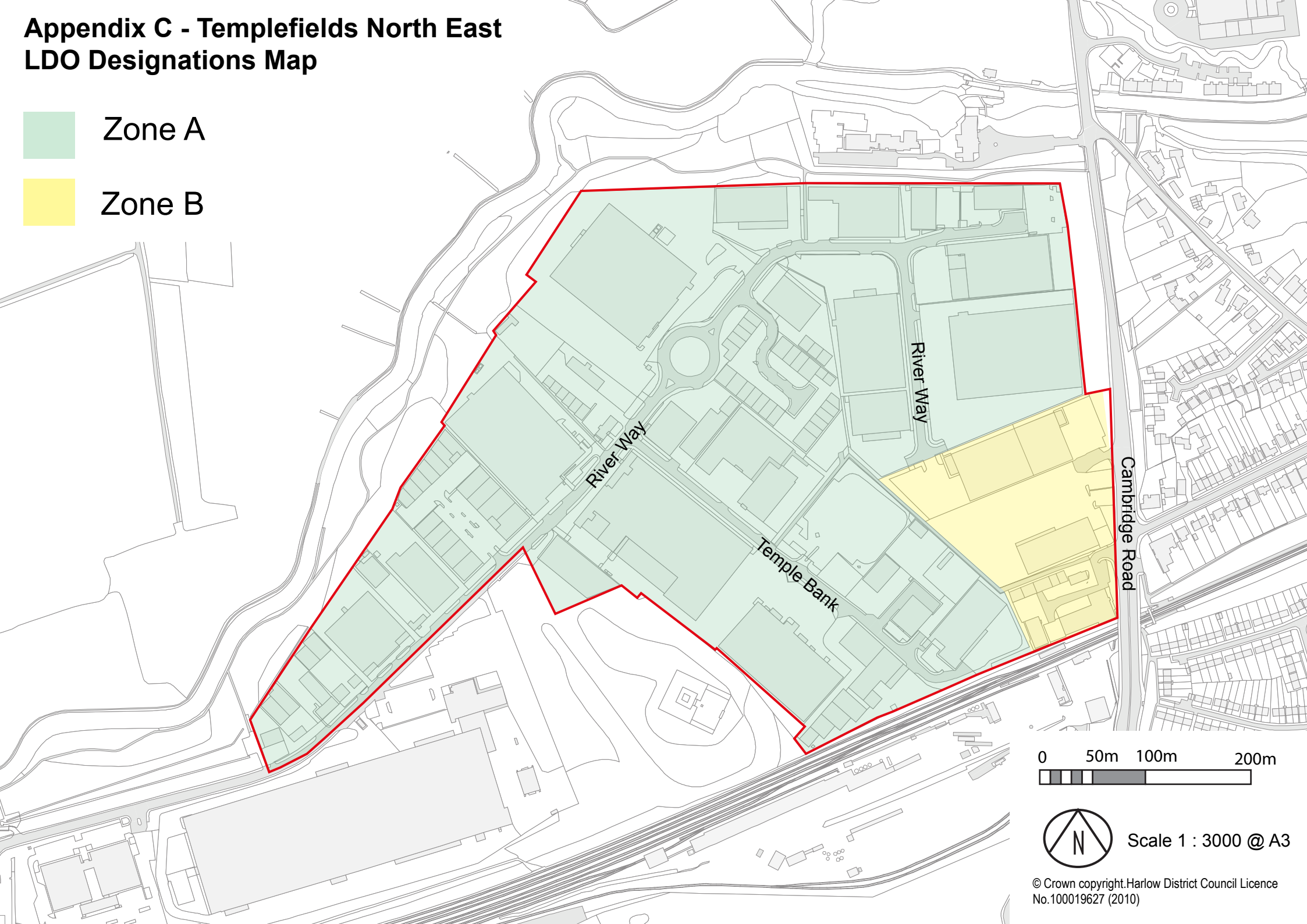
25.91	Manufacture of steel drums and similar containers		
25.92	Manufacture of light metal packaging		
25.93	Manufacture of wire products, chain and springs		
25.94	Manufacture of fasteners and screw machine products		
25.99	Manufacture of other fabricated metal products n.e.c.		
* <i>Fabrication</i> as an industrial term refers to building metal structures by cutting, bending, and assembling			
MANUFACTURE OF MACHINERY AND EQUIPMENT			
28.11	Manufacture of engines and turbines, except aircraft, vehicle and cycle engines		
28.12	Manufacture of fluid power equipment		
28.13	Manufacture of other pumps and compressors		
		28.13/1	Manufacture of pumps
		28.13/2	Manufacture of compressors
28.14	Manufacture of other taps and valves		
28.15	Manufacture of bearings, gears, gearing and driving elements		
28.21	Manufacture of ovens, furnaces and furnace burners		
28.22	Manufacture of lifting and handling equipment		
28.23	Manufacture of office machinery and equipment (except computers and peripheral equipment)		
28.24	Manufacture of power-driven hand tools		
28.25	Manufacture of non-domestic cooling and ventilation equipment		
28.29	Manufacture of other general-purpose machinery n.e.c.		
28.30	Manufacture of agricultural and forestry machinery		
		28.30/1	Manufacture of agricultural tractors
		28.30/2	Manufacture of agricultural and forestry machinery (other than agricultural tractors)
28.41	Manufacture of metal forming machinery		
28.49	Manufacture of other machine tools		
28.91	Manufacture of machinery for metallurgy		
28.92	Manufacture of machinery for mining, quarrying and construction		
		28.92/1	Manufacture of machinery for

			mining
		28.92/2	Manufacture of earthmoving equipment
		28.92/3	Manufacture of equipment for concrete crushing and screening roadworks
28.93	Manufacture of machinery for food, beverage and tobacco processing		
28.94	Manufacture of machinery for textile, apparel and leather production		
28.95	Manufacture of machinery for paper and paperboard production		
28.96	Manufacture of plastics and rubber machinery		
28.99	Manufacture of other special-purpose machinery n.e.c.		
MANUFACTURE OF MOTOR VEHICLES			
29.10	Manufacture of motor vehicles		
29.20	Manufacture of bodies (coachwork) for motor vehicles; manufacture of trailers and semi-trailers		
		29.20/1	Manufacture of bodies (coachwork) for motor vehicles (except caravans)
		29.20/2	Manufacture of trailers and semi-trailers
		29.20/3	Manufacture of caravans
29.31	Manufacture of electrical and electronic equipment for motor vehicles		
29.32	Manufacture of other parts and accessories for motor vehicles		
30.11	Building of ships and floating structures		
30.12	Building of pleasure and sporting boats		
30.20	Manufacture of railway locomotives and rolling stock		
30.30	Manufacture of air and spacecraft and related machinery		
30.40	Manufacture of military fighting vehicles		
30.91	Manufacture of motorcycles		
30.92	Manufacture of bicycles and invalid carriages		
30.99	Manufacture of other transport equipment n.e.c.		
MANUFACTURE OF FURNITURE			
31.01	Manufacture of office and shop furniture		
31.02	Manufacture of kitchen furniture		
31.03	Manufacture of mattresses		

31.09	Manufacture of other furniture		
OTHER MANUFACTURING			
32.11	Striking of coins		
32.12	Manufacture of jewellery and related articles		
32.13	Manufacture of imitation jewellery and related articles		
32.20	Manufacture of musical instruments		
32.30	Manufacture of sports goods		
32.40	Manufacture of games and toys		
		32.40/1	Manufacture of professional and arcade games and toys
		32.40/9	Manufacture of games and toys (other than professional and arcade games and toys) n.e.c.
REPAIRS AND INSTALLATION OF MACHINERY AND EQUIPMENT			
33.11	Repair of fabricated metal products		
33.12	Repair of machinery		
33.13	Repair of electronic and optical equipment		
33.14	Repair of electrical equipment		
33.15	Repair and maintenance of ships and boats		
33.16	Repair and maintenance of aircraft and spacecraft		
33.17	Repair and maintenance of other transport equipment		
33.19	Repair of other equipment		
33.20	Installation of industrial machinery and equipment		
BUSINESS ACTIVITIES			
70.10	Activities of head offices		
70.21	Public relations and communication activities		
70.22	Business and other management consultancy activities		
		70.22/1	Financial management
		70.22/9	Management consultancy activities (other than financial management)
82.1	Office and administrative support activities		

Appendix C - Templefields North East LDO Designations Map

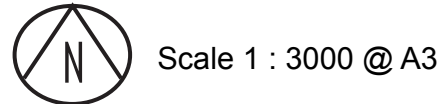
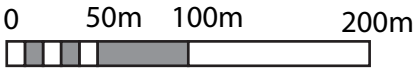
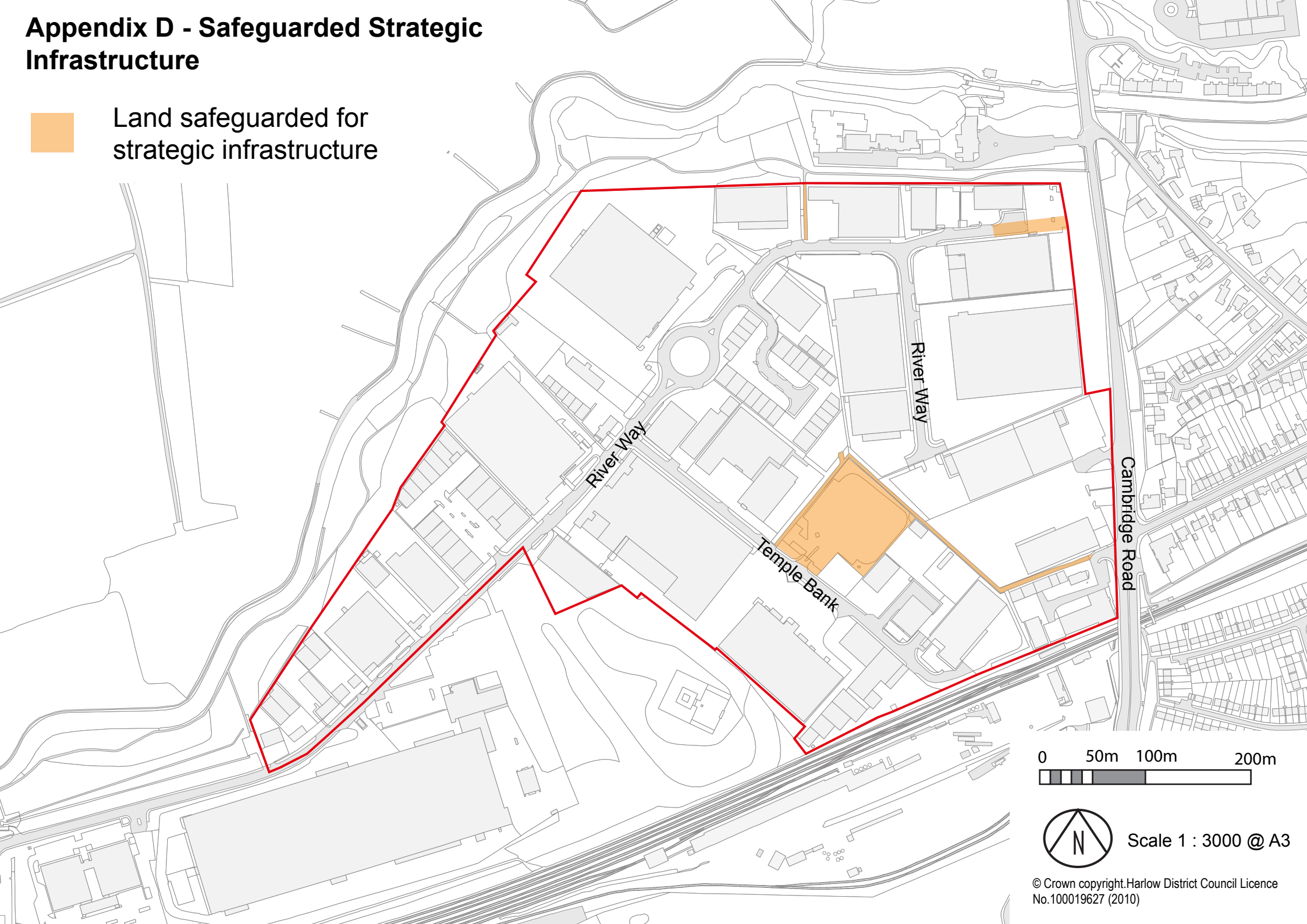
- Zone A
- Zone B



Scale 1 : 3000 @ A3

Appendix D - Safeguarded Strategic Infrastructure

 Land safeguarded for strategic infrastructure



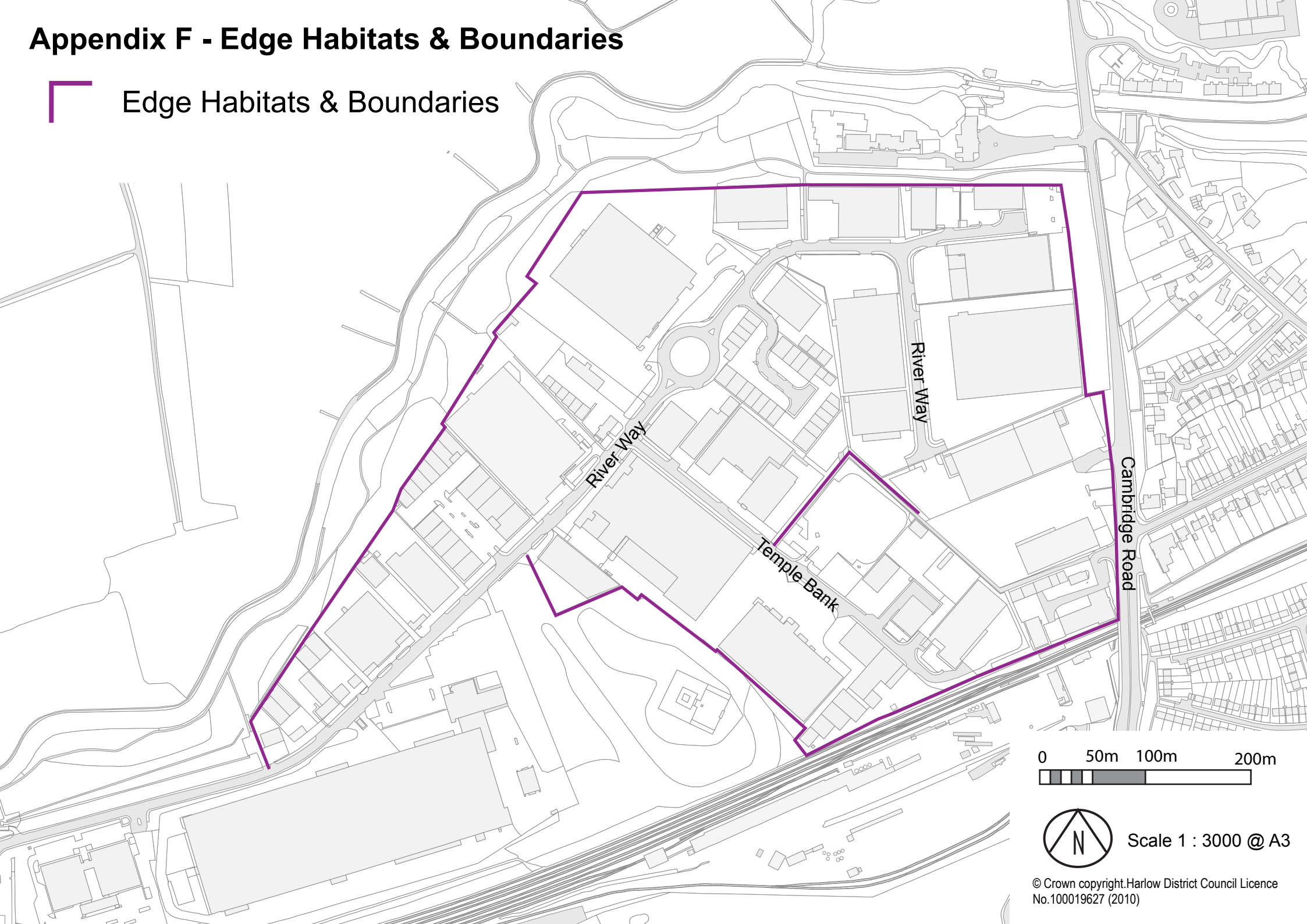
Appendix E

Templefields North East Design Code

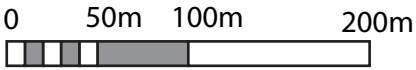
Please note that this is a separate,
stand alone document.

Appendix F - Edge Habitats & Boundaries

Edge Habitats & Boundaries

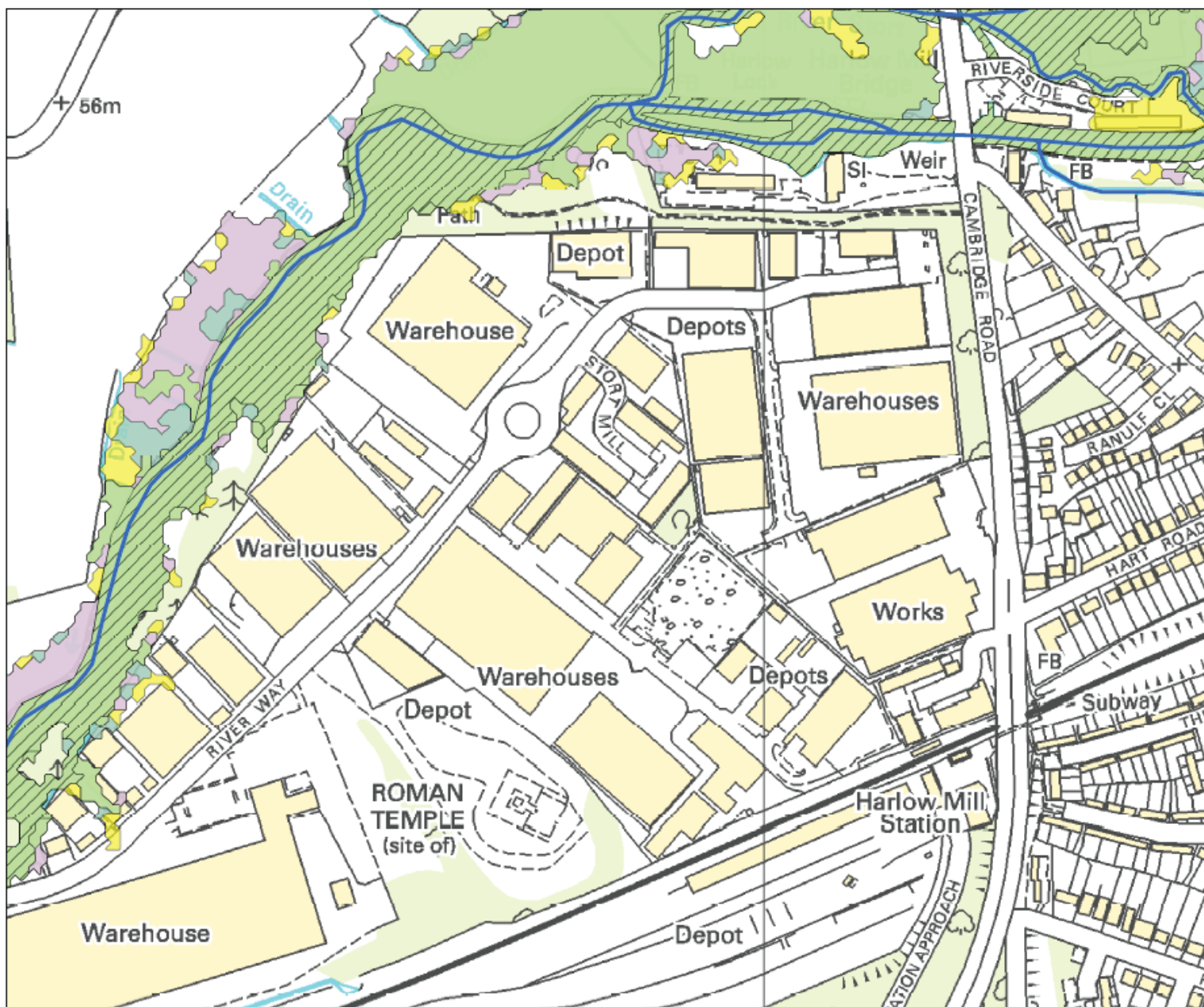


Scale 1 : 3000 @ A3

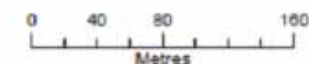


Appendix G - Detailed Flood Risk Assessment Map

Detailed FRA map centred on 546875, 212545 - created on 15 February 2012 - NE30006LL.



Environment Agency
2 Bishops Square Business Park
St Albans Road West
Hatfield
Hertfordshire
AL10 9EX



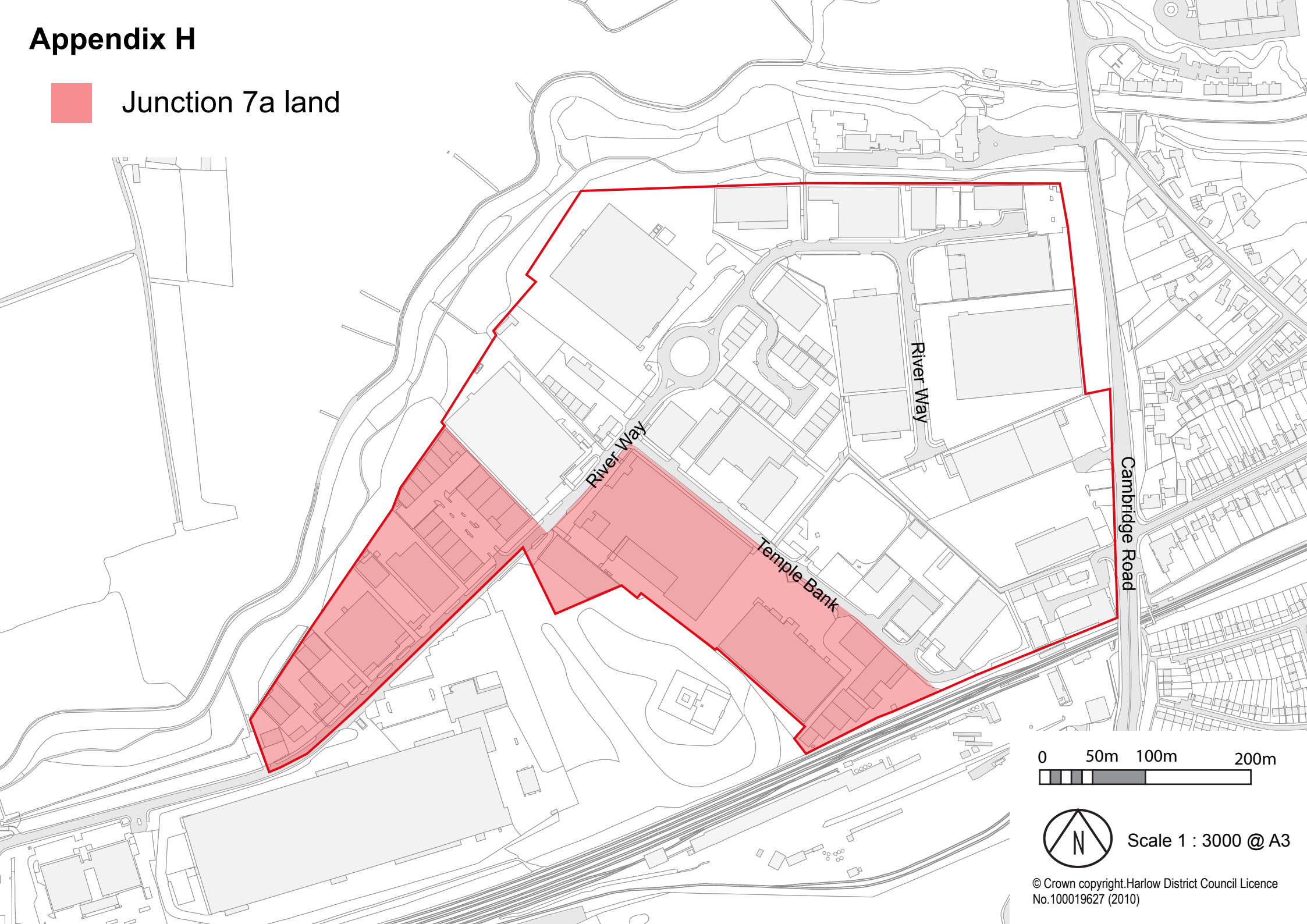
Legend

- Main river
- 1 in 20 (5%) Defended
- 1 in 100 (1%) Defended
- 1 in 100+20% (*CC) Defended
- 1 in 1000 (0.1%) Defended

The data in this map has been extracted from the Upper & Middle Stort Flood Mapping Model (Halcrow, 2010). This model has been designed for catchment wide flood risk mapping. It should be noted that it was not created to produce flood levels for specific development sites within the catchment. Modelled outlines take into account catchment wide defences.

Appendix H

 Junction 7a land



Scale 1 : 3000 @ A3

Appendix I - Archaeological constraints

