

Application CB/13/03477OUT – Demolition of industrial buildings & Redevelopment to provide 13 dwellings and garages – Lower Wood Farm, Sundon Road, Harlington

Exhibition

An exhibition regarding this proposed development was held on 11 June 2014 between 13.30 and 20.30 at the Parish Hall, Harlington. The exhibition was manned so that any questions arising from visitors could be dealt with. Visitors were invited to make comments on a pro forma sheet. A total of 68 people attended the exhibition and 21 responses were made on the pro forma sheets. These did not raise any objections to the development but asked questions in relation to various elements of the scheme.

Parish Council comments

Harlington Parish Council considered this application again at a meeting on 30 June where the following concerns were raised. I comment on these below.

1. The Parish Council does not wish to take responsibility for the footpath.

Comment – the works to the footpath would all take place at the applicant's expense and the footpath would be maintained at the expense of the land owners in the future.

2. Road safety issues.

Comment – the Highway Authority raise no objection to the application subject to conditions which the applicant is happy with. There have not been any accidents on the section of road where the access is and the development. Visibility splays are in excess of current standards.

3. The Parish Council prefer HGVs to cars passing through the village.

Comment – The removal of HGVs/commercial vehicles going to and from the site would improve safety in the village and reduce noise and disturbance to local residents. if the development took place and were replaced by cars.

4. Concerns re sewage treatment due to problems in the past.

Comment – I appreciate there have been problems with the operation of the industrial units in the past and problems with the existing septic tank. However the opportunity exists to remove the industrial units and as part of the development to install a new package treatment plant designed to current standards.

The developer of the site is likely to be Rowan Homes, an established house building company with a good track record of delivering open market and affordable housing.

L Wilbraham (Agent)