

DEVELOPMENT MANAGEMENT COMMITTEE – 19 MAY 2021

Application Number	3/20/2481/FUL
Proposal	Demolition/removal of existing structures and the erection of a manufacturing building and associated works.
Location	GlaxoSmithKline Services Ltd
Parish	Ware Town Council
Ward	Ware St Marys

Date of Registration of Application	16 December 2020
Target Determination Date	16 April 2021
Reason for Committee Report	Major Application
Case Officer	Louise Newcombe

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out at the end of this report.

Delegated authority be granted to the Head of Planning and Building Control to finalise the conditions.

1.0 Summary of Proposal and Main Issues

- 1.1 The site is on the North West corner of the existing GlaxoSmithKline (GSK) site adjacent to Park Road and Harris's Lane in Ware. The site is bounded directly to the north by Park Road and is separated by an existing tree buffer. The opposite side of Park Road is occupied by residential properties. The site was formerly occupied by buildings U and P5 which have now been demolished. Existing buildings relating to the manufacturing operations lie to the south.
- 1.2 The wider GSK site covers approximately 25 hectares of land lying to the north western edge of Ware town centre and to the east of A10. The site is within the urban area of Ware and previously

contained two building that have been demolished. As acknowledged within the East Herts District Plan 2018, Ware is home to the District's largest private employer, GSK and the site is designated as an Employment Area to provide opportunities for businesses to serve the town and nearby settlements in the surrounding area.

- 1.3 The application proposes the demolition / removal of existing structures and the erection of a manufacturing building and associated works. Planning permission was previously granted for a new manufacturing building in September 2019 and this permission remains extant until September 2022.
- 1.4 The application forms part of GSK's plans for a building (known as Building M2) which is intended to be used as a production facility for HIV, HIV paediatrics, and oncology drugs. The production of these items is currently undertaken in Building M, which is immediately south of the proposed M2 building. This is therefore a relocation of the facility rather than a new one.
- 1.5 The proposed building would be rectangular in shape and have a gross footprint of 5843sq.m. The building will have an eaves height of 11.25m with a maximum ridge height of 14.01m. The building would be no closer to the Park Road frontage than the extant approved building.
- 1.6 The external materials proposed are to be predominantly tones of grey to reflect the character of the rest of the industrial buildings within the GSK site.
- 1.7 Landscaping is also proposed to help reinforce an existing tree buffer along Park Road and to soften the appearance of the development.
- 1.8 The application has been supported by the following documents:
 - Arboricultural Implications Assessment

- Archaeology Summary
- Biodiversity Net Gain Report
- Ecological Assessment
- Drainage Strategy
- Flood Risk Assessment
- Noise Assessment
- Phase 1 Desk Top Study (Contamination)
- Planning Statement
- Sustainable Construction, Energy and Water Statement report

1.9 The main issues for consideration of the application are:

- Principle of development
- Design and external appearance
- Residential amenity
- Access and sustainable transport measures
- Flood risk management and climate change / sustainability
- Biodiversity and natural environment
- Heritage Assets
- Contamination
- Minerals and Waste

1.10 Consideration will need to be given to the overall planning balance and whether the proposed development will result in a sustainable form of development.

2.0 Site Description

2.1 The site comprises part of the wider GSK research, development and manufacturing site in Ware.

2.2 The application site is located on the corner of Harris's Lane and Park Road. The site is to the north side of the GSK complex and was formerly occupied by previous GSK buildings.

2.3 The site lies within an Area of Archaeological significance and Ware Conservation Area lies to the south and east.

3.0 Planning History

The following planning history is of relevance to this proposal:

- 3.1 3/15/1859/FUL - Demolition of building 'P5' and associated structures and the erection of a new Manufacturing Building and associated works. Granted with Conditions 10/12/2015
- 3.2 3/15/1877/FUL – Construction of new access and access road. Granted with Conditions 12/11/2015.
- 3.3 3/18/2486/FUL – Construction of New Access and access road. Granted with Conditions 04/01/2019
- 3.4 3/18/2731/FUL - Demolition of building 'P5' and associated structures and the erection of a manufacturing building and associated works. Granted with Conditions 12/09/2019

This application remains extant.

- 3.5 3/20/2318/FUL - Site separation works to include security gatehouse and visitor car parking, perimeter security gate, revised access arrangement with barriers/turnstiles and gates, modified ramp to underpass, new security boundary fence, new steam plant and flue, new generator, creation of service trenches and ducts, landscaping, external lighting and associated works. – Still under consideration.

4.0 Main Policy Issues

- 4.1 These relate to the relevant policies in the East Herts District Plan 2018, the National Planning Policy Framework 2019 (NPPF) and Hertfordshire County Council Plans for Minerals, Waste and Transport.

Key Issue	District Plan 2018	NPPF 2019
Employment provision	DPS1, DPS2, WARE1, WARE3 (e) and ED1	Chapter 6
Design and neighbour amenity	DES2, DES3, DES4, EQ1, EQ2 and EQ3	Chapter 12
Access, parking and sustainable transport measures	TRA1, TRA2 and TRA3 HCC Local Transport Plan 2018	Chapter 9
Flood risk management, climate change, water efficiency and environmental quality including waste	DES4 WAT1, WAT2, WAT3, WAT4, WAT5 CC1, CC2 EQ1, EQ2, EQ3 and EQ4 Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 – policies 1,2 and 12	Chapter 14 Chapter 17
Biodiversity and Natural Environment	DES2, NE2 and NE3	Chapter 14 Chapter 15
Heritage Assets	HA1 and HA3	Chapter 15

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Summary of Consultee Responses

5.1 Hertfordshire County Council Highway Authority – No objection subject to conditions relating to Construction Management Plan,

updating Travel Plan, Electric Vehicle Charging Points and cycle parking

- 5.2 Environment Agency – Identifies potential presence of contamination and site is situated in a vulnerable groundwater area (Source Protection Zone 2). Provides advice regarding Groundwater protection and regarding the environmental permit.
- 5.3 Lead Local Flood Authority – Following redesign of the surface water Drainage Strategy the LLFA raise no objection to the application and recommend conditions securing the surface water drainage works.
- 5.4 EHDC Conservation and Design Advisor – Objects. Notes that the proposed building is taller and slightly more impactful compared to the extant application design (approved under 3/18/2731/FUL). This will appear bulkier and is considered to be too dominant when viewed from the road.
- 5.5 EHDC Environmental Health Advisor –
- Contamination –
Advises a condition securing a Phase II site investigation for contamination.
- Noise –
No objections subject to conditions relating to plant/machinery, anti-vibration mounts and silencing of equipment, building hours, notification to neighbours of building works, dust, asbestos and waste management and disposal.
- 5.6 HCC Minerals and Waste – As Waste Planning Authority they welcome the inclusion of waste into the sustainability statement and supports the proposals within.
- 5.7 EHDC Landscape Advisor – No objection based on tree losses. No unacceptable adverse arboricultural impact provided the advice

and recommendation in the Arboricultural implications assessment are followed and the Tree Protection Plan adhered to. Tree removals and replacements need to be more detailed in the form of a planting plan to include the eastern boundary of the site. Conditions recommended for tree/hedge retention and protection and landscape design proposals.

- 5.8 HCC Growth and Infrastructure – No comments to make.
- 5.9 Hertfordshire Ecology – No comments received.
- 5.10 HCC Historic Environment Advisor – The site is within an Area of Archaeological Significance. A phased programme of archaeological investigation of the site has not yet been completed. A condition is recommended to secure the completion of the works.
- 5.11 Thames Water – No objection with regard to foul water. No objection with regard to surface water if developer follows the sequential approach. Water supply is covered by Affinity Water Company. The development falls within a Source Protection Zone for groundwater abstraction for which the Environment Agency and Affinity Water will use a tiered, risk-based approach to regulate activities that may impact groundwater resources.

6.0 Town Council Representations

- 6.1 Ware Town Council – No comments received.

7.0 Summary of Other Representations

- 7.1 The application has been advertised by neighbour consultation to local residents (31 in total), by press and site notices on 26th January 2021. No letters of representation were received.

8.0 Consideration of Relevant Issues

Principle of development

- 8.1 Policy WARE3 of the District Plan designates this site as within the Park Road / Harris's Lane Employment Area. Policy ED1 supports new employment uses in principle. This proposal for additional Use Class B2 floorspace is consistent with this policy.
- 8.2 Consideration is given to the extant permission (3/18/2731/FUL) for a similar scale of development which is given significant weight as a material consideration.
- 8.3 The proposal forms part of GSK's plan to build upon the established research, development and manufacturing activity undertaken by GSK and accords with both the District Plan and the NPPF that supports sustainable economic growth.
- 8.4 The proposed development provides for the expansion of GSK within their site and would help consolidate the position of GSK as a key employer in the area. This is afforded significant weight. The proposal accords with District Plan policies WARE3 and ED1 in this regard.

Design and external appearance

- 8.5 Policies ED1 and DES4 of the District Plan and Chapter 12 of the NPPF require a high standard of design, which is key to providing sustainable development.
- 8.6 The proposed M2 building would broadly sit on the same location as the previous approved building. The building follows an east-west axis. The building sits lower on the northern boundary with a sloping roof incorporated to minimise visual impact. Horizontal banding is also proposed to assist with minimising the bulk of the building.

- 8.7 It is acknowledged that the proposal would constitute a building of significant size, sited along Park Road and would inevitably have some visual impact on the surrounding area. However, there is a set back of an additional 3.5m from the Park Road and 6m away from the Harris's Lane boundary compared to the position of the previously approved U4 building. The design of the building is considered to be of high quality with good use of appropriate materials for the locality.
- 8.8 The roof of the building has been designed to step down towards the facing housing along Park Road. This assists in reducing the massing and visual impact of the building when viewed from the residential properties to the north.
- 8.9 Overall the layout, design and massing of the building is considered to be appropriate to its location.
- 8.10 In terms of landscaping, DES2 and DES3 require developments to be regarded as an integral part of the process. Features of value should be retained where possible and replanting schemes should be appropriate to the local conditions and character.
- 8.11 An Arboricultural Implications Assessment (AIA) has been submitted to support the application. This concluded that most trees on the site were Category C (low quality with limited conservation or other cultural benefits). Many trees were also recommended to be removed.
- 8.12 The AIA confirms that a number of trees will need to be removed given their condition and there are some required to be removed to facilitate the proposed development. Fewer trees are needed to be removed than for the extant planning permission. All the principal trees along Park Road will be retained. Tree protection measures are also identified and can be secured by condition.

- 8.13 The Council's Landscape Officer supports the application subject to conditions to secure the new planting and species for the boundary planting.
- 8.14 The proposed development is considered acceptable and complies with District Plan policies ED1, DES2, DES3 and DES4 in this regard and with the conditions proposed will ensure the proposal is of high quality, which carries weight in favour of the scheme.

Residential amenity

- 8.15 Policy DES4 specifically requires new development to avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing.
- 8.16 The fallback position is a material consideration in this case to the extant planning permission for the U4 building. The proposed M2 building has adopted similar principles to reduce the height of the building to the Park Road boundary to that of the approved U4 building with the ground floor being set 1.75m below the level of Park Road. There is a slight increase in height at eaves of approximately 1.4m and to the ridge of 0.6m with the current proposal compared to the approved U4 building. This is considered to not cause a significant increase in bulk or massing to be harmful to visual amenity of neighbouring occupiers.
- 8.17 Limited fenestration is proposed on the north elevation fronting Park Road to avoid both overlooking and lighting issues and the landscape buffer will also assist in minimising the visual impact of the development.
- 8.18 The application is supported by a Noise Assessment which concludes that the existing noise levels at Park Road properties would not increase as a result of the development. In order to protect amenity, plant has been avoided on the Park Road side of

the building to reduce noise and vibration. Measures are also proposed to reduce noise levels produced, during construction and operation to minimise the impact to the nearby residents. The main sources of noise from the building will be from air conditioning ventilation systems only and not from industrial processes and therefore the proposal is considered to be quiet and acceptable in this location.

- 8.19 The Council's Environmental Health Officer comments that they have no objections subject to conditions as set out in Section 5 of this report.
- 8.20 A condition is also recommended for full details of external lighting to be submitted and approved due to the proximity of the houses along Park Road to the site. This is considered necessary to ensure any lighting installed is not significantly harmful to the residential amenity of these occupiers.
- 8.21 The proposed development accords with policies DES4, EQ2 and EQ3 of the District Plan and the NPPF in this regard and carries significant positive weight.

Access and sustainable transport measures

- 8.22 The proposed development will not have a dedicated vehicle service bay. All inbound materials and outbound products will be transported within the wider site by forklift trucks or small electric vehicles. The materials and products will be stored in on-site warehouses before internal and external distribution.
- 8.23 In relation to the proposed development, Policy TRA1 supports development located in places which enable sustainable development, TRA2 seeks to ensure safe and suitable access can be achieved, that proposals are designed to mitigate trip generation and not have a significant detrimental effect on the character of the local environment. TRA3 relates to parking provision.

- 8.24 The earlier demolition of the buildings on which the new M2 building will sit did not directly result in any reduction in staff numbers, with staff being redeployed within GSK at the Ware site. Existing production capacity currently undertaken in Building M will be moved to building M2. The effect on workforce numbers at the GSK site as a result of the proposal is therefore predicted to be neutral with no increase in staff numbers or trips. No additional car parking is proposed for this reason.
- 8.25 The servicing of the new building will follow the existing practice on the site. Work takes place 24 hrs a day with staff on shift patterns. There is not expected to be any additional increase in service trips as part of this proposed development.
- 8.26 Other service vehicle movements such as refuse collection and general supplies will be consolidated into the servicing movements already attending the site with no increase in vehicle numbers predicted.
- 8.27 Hertfordshire County Council as Highways Authority raise no objections to the proposed development subject to conditions to secure a Construction Management Plan, an update to the existing Travel Plan, provision of Electric Vehicle Charging Points (EVCP) and cycle parking.
- 8.28 Paragraph 55 of the NPPF (2019) makes clear that planning conditions should be kept to a minimum and only be used where they are: necessary, relevant to planning, relevant, enforceable, precise and reasonable. As the proposed development does not include any parking provision for either vehicles or bicycles and due to their being no increase in trip generation compared to the existing employment activity at the site, the conditions requested for EVCPs and cycle parking do not meet the statutory tests and therefore the Officer does not recommend that these are imposed.

- 8.29 The proposed development is within the sustainable location within the designated Employment Area therefore according with policy TRA1 of the District Plan. With a neutral impact on trip generation and conditions to secure a construction management plan and to amend the Travel Plan to reflect the proposal it is considered that the proposed development also accords with policy TRA2 of the District Plan.

Flood risk management and climate change / sustainability

Flood risk and drainage –

- 8.30 The site is located wholly within the Environment Agency's Flood Zone 1 (low probability) with no risk from fluvial (river) flooding. Potential flood risk is identified from overload flow from Harris's Lane to the west with a maximum ponding depth within the site of 0.2m.
- 8.31 A Flood Risk Assessment and Surface Water Drainage Strategy accompany the application, the latter having been revised following initial consultation comments from Hertfordshire County Council as the Lead Local Flood Authority (LLFA).
- 8.32 The Surface Water Drainage Strategy proposed to discharge surface water flows to the River Lea via the existing on-site drainage network. The rate of discharge will be limited by the flows being pumped between the development and the existing drainage network. Discharge will be limited to 7.5l/s, representing approximately a 90% reduction compared to estimated peak flows from the development site prior to demolition of the previous buildings. This will minimise the impact on flood risk and flows in the River Lea. Three attenuation tanks comprising approximately 130 sq m of attenuation volume are proposed at the west of the site.

- 8.33 Lined permeable paving can be used for the pathway around the building, with the remainder of the required attenuation being provided by geocellular storage. The surface water drainage system has been designed to cope with the 1 in 100 year storms and an assessment of the impact of climate change made in accordance with local and national guidance.
- 8.34 In the 100 year plus climate change events, some flooding is predicted totalling at most 5.3 cubic metres with the 20% climate change allowance and 54 cubic metres with the 40% climate change allowance. These quantities of flooding would be contained within the path around the building and no flooding is expected within the building.
- 8.35 Foul water will flow towards a new pump chamber which then discharges to a wider private network. This discharges into the public sewer along Priory Road. Acceptance by Thames Water of additional flows in their network was obtained for the previous planning application.
- 8.36 Hertfordshire County Council as LLFA support the revised details and recommend conditions securing the works to be undertaken in accordance with the assessment submitted, to secure a detailed surface water drainage scheme for the site based on the approved strategy and to secure a management and maintenance plan for the drainage features and network.
- 8.37 The details submitted indicate that sustainable drainage can be achieved on site in accordance with the SUDS hierarchy set out in Policy WAT5 of the District Plan.

Climate change / sustainability:

- 8.38 The East Herts District Plan Sustainability SPD (2021) supports the implementation of District Plan policies by providing technical guidance on sustainable design and construction to improve the

environmental sustainability of new development. This will help transition towards the Council's goal for carbon neutrality by 2030.

- 8.39 In accordance with the SPD, this application is supported by a Sustainable Construction, Energy and Water Statement Report including a combined Sustainable Design and Construction checklist. This sets out how the design, materials, construction and operation of the development would minimise overheating in the summer and the need for heating in winter and cooling in summer and how the development will minimise the use of water.
- 8.40 A minimum reduction of carbon has been calculated at 3.9%.
- 8.41 The building will be connected to an existing Combined Heat and Power (CHP) plant located centrally within the GSK site. Solar panels are proposed and would represent up to 5% of the entire energy demand of the building could be met by the solar array.
- 8.42 GSK aims to limit water use to between 10 and 16 l/p/day which is below the benchmark of 16l/p/day. Water saving dispensing systems are proposed along with water management technology.
- 8.43 BREEAM certification is not a requirement of GSK and a pre-assessment has not been conducted at this stage. Measurement and monitoring of several impacts utilises the methodology set out by BREEAM manuals.
- 8.44 The proposed development has been designed in accordance with policies CC1, CC2 and WAT4 of the District Plan.

Environmental quality / contamination:

- 8.45 The application is supported by a Phase I: Desk Top Study Report which assesses the geological, geotechnical and potential ground contamination conditions on and beneath the surface of the site.

- 8.46 The Phase I report has identified the need for a Phase II site investigation to be completed. The Council's Environmental Health Officer has recommended a condition securing a scheme to deal with contamination.
- 8.47 To ensure environmental conditions are acceptable, the Environmental Health Officer has also requested conditions to address construction hours, unexpected contamination and control of dust during construction.
- 8.48 The site is within a vulnerable groundwater area (Source Protection Zone 2) which exist around abstraction points for drinking water. Policy WAT2 of the District Plan lists a range of proposals where a further assessment is required and this proposed development does not fall within those listed. Advice has been provided by the Environment Agency relating to Groundwater and Contamination however for the purposes of this application (and with consideration to the extant permission for the U4 building) both the LLFA and the Council's Environmental Health Officers raise no objection on these grounds. The Environment Agency advise that an amendment may be required to the existing environmental permit which is dealt with through other Regulations outside the remit of Planning legislation. An informative is recommended to highlight the advice provided by the Environment Agency to the applicant / agent.
- 8.49 The proposed development is considered to be acceptable in terms of environmental quality and contamination and complies with policy EQ1 of the District Plan.

Waste:

- 8.50 The proposed development will utilise the waste hierarchy to minimise the amount of waste produced on site. Prefabrication and lean methods of construction will be factored into the design to reduce the amount of waste produced on site. All construction waste will be segregated and monitored by the waste carrier. All

office and welfare accommodation waste will be collected to a central waste area and an existing waste management company is in place for the site to manage this process.

- 8.51 The proposed development accords with Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 – policies 1,2 and 12 and Chapter 17 of the NPPF (2019).

Biodiversity and Natural Environment

- 8.52 Paragraph 170(d) of the NPPF (2019) states that ‘the planning system should contribute to and enhance the natural and local environment by....minimising impacts on and providing net gains for biodiversity...’. Policies DES2 and DES3 of the District Plan relate to retaining and enhancing landscape features and recognises that trees and hedgerows form an important part of our environment. District Plan policies NE2 and NE3 refer to achieving net gain in biodiversity where feasible and seeking to enhance biodiversity of the site including protecting species and habitats of importance.
- 8.53 The application is supported by an Ecological Assessment and Biodiversity Net Gain Report.
- 8.54 The Assessment summarises that the majority of the site comprises bare ground and hardstanding. The east of the site is undergoing development works. Areas of semi-improved grassland and trees and scrub are present at the site boundaries. The trees and scrub in the north of the site will be retained and enhancement measures will be employed including new native species planting, removal of non-native species and sowing of a hedgerow wildflower mix. In addition, new wildflower grassland and native tree and shrub planting will provide additional habitat diversity and offer opportunities for local species.

- 8.55 Overall based against the Biodiversity Metric version 2.0, the Biodiversity Net Gain Report confirms that the development will deliver a net habitat gain of 11.45%. As the Environment Bill indicates a future target of 10% this is considered acceptable as a demonstrable net gain in biodiversity.
- 8.56 The proposed development is considered to comply with District Plan policies NE2 and NE3 and the NPPF (2019).

Heritage Assets

- 8.57 Paragraph 193 of the NPPF (2019) advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Conservation Area:

- 8.58 Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 8.59 The application site is not within the Conservation Area and it is considered that the proposed development will have a neutral impact on its setting due to the distance between the site and the Conservation Area and the intervening buildings. As such the proposed development does not conflict with District Plan policy HA4.

Archaeology:

- 8.60 The site is in Area of Archaeological Significance identified in the Local Plan. This includes the Roman urban settlement at Ware, and also archaeological remains of Mesolithic, Neolithic, Bronze Age and Iron Age date.

- 8.61 Policy HA3 of the District Plan seeks to appropriately manage archaeological remains and requires consultation with Hertfordshire Historic Environment Unit and assessments / evaluation where required.
- 8.62 The application is supported by an Archaeological Summary by KDK Archaeology Ltd.
- 8.63 Further to discussions at pre-application stage between Herts County Council's Historic Environment Unit, GSK and KDK Archaeology a project design was agreed in May 2015 for a detailed archaeological investigation. The phased programme of archaeological investigation of the site has not yet been completed.
- 8.64 Herts County Council's Historic Environment Unit considers that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets of archaeological interest. As such a condition is recommended to provide properly for the likely archaeological implications of the development.
- 8.65 With the imposition of the condition the proposed development is considered to accord with the NPPF (2019) and District Plan policy HA3.

Other considerations

- 8.66 There are no other considerations that are material to the determination of this application.

9.0 Planning Balance and Conclusion

- 9.1 The proposed development has been previously approved in a similar form. Policies WARE3 and ED1 support the principle of this development within a designated employment area.

- 9.2 The design of the proposed development is considered to be of an appropriate scale having regard to the site and its surroundings. Given the nature and context of the site, residential amenity is not adversely affected to a significant amount and the existing and proposed landscaping is considered to soften and screen the impact of the development.
- 9.3 The proposal has been well designed including measures to maximise the sustainability credentials of the building with regard to reducing carbon emissions and utilising renewable forms of electricity generation.
- 9.4 The proposed development is sustainably located within Ware and details of Construction Management can be secured through condition to result in no adverse highways impacts.
- 9.5 In terms of environmental quality, means of surface and foul drainage are acceptable, contamination can be dealt with and noise, lighting and biodiversity are all acceptable and compliant with relevant policy.
- 9.6 Archaeology can be fully assessed and recorded to avoid harm to heritage assets of the site.
- 9.7 There are no identified conflicts with the Development Plan or other material considerations.
- 9.8 Overall, on the balance of considerations, the scheme is considered to be a sustainable form of development that is consistent with the relevant policies of the Development Plan.

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions set out below at the end of this report.

That delegated authority be granted to the Head of Planning and Building Control to finalise the detail of the conditions.

Conditions:

1. Three year commencement (LT12)
2. Approved Plans (2E10)
3. Materials as per plans and Docs
4. All existing trees and hedges shall be retained, unless shown on the approved drawings as being removed. All trees and hedges on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority in accordance with BS5837: 2012 Trees in relation to design, demolition and construction, or any subsequent relevant British Standard, for the duration of the works on site and until at least five years following contractual practical completion of the approved development. In the event that trees or hedging become damaged or otherwise defective during such period, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree or hedging dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees and hedges, in accordance with Policy DES3 of the East Herts District Plan 2018.

5. Prior to first occupation of the development hereby approved, details of landscaping shall be submitted and approved in writing and shall include full details of both hard and soft landscape proposals, finished levels or contours, hard surfacing materials, retained landscape features, planting plans, schedules of plants, species, planting sizes, density of planting and implementation timetable and thereafter the development should be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscape design in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

6. (4P132) All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

7. No external fixed plant and / or machinery shall come into operation until details of the fixed plant and machinery serving the development hereby permitted, and any mitigation measures to achieve this condition, are submitted to and approved in writing by the Local Planning Authority. The rating level of noise emitted from all external fixed plant and machinery shall not exceed LAeqT = 35

dB when measured or calculated at 1 metre from the façade of the nearest noise sensitive property. The measurements and assessment shall be made according to BS 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound' at the nearest and / or most affected noise sensitive premises, with all plant / equipment operating together at maximum capacity and inclusive of any penalty for tonal, impulsive or other distinctive acoustic characteristics

Reason: In order to ensure an adequate level of amenity for occupiers in the vicinity of the proposed development in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.

8. Prior to use, any external plant / equipment associated with the development hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: In order to ensure an adequate level of amenity for occupiers in the vicinity of the proposed development in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.

9. In connection with all site preparation, demolition, construction and ancillary activities, working hours shall be restricted to 08:00 – 18:00 hours on Monday to Friday, 08:00 – 13:00 hours on Saturdays, and not at all on Sundays or Bank / Public Holidays. Vehicles arriving at and leaving the site must do so within these working hours.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.

10. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site shall be notified in writing of the

nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works shall be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints shall be properly addressed as quickly as possible.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ2 Noise Pollution of the adopted East Herts District Plan 2018.

11. Best Practicable Means (BPM) shall be used in controlling dust emissions during all site preparation, demolition, construction and ancillary activities.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ4 Air Quality of the adopted East Herts District Plan 2018.

12. If any asbestos containing materials are discovered during the course of the proposed development these shall be handled and disposed of appropriately, including the use of licensed contractors and waste disposal sites licensed to receive asbestos.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ4 Air Quality of the adopted East Herts District Plan 2018.

13. All other waste materials and rubbish associated with demolition and / or construction shall be contained on site in appropriate containers which, when full, should be promptly removed to a licensed disposal site.

Reason: In order to ensure an adequate level of amenity for nearby residents in accordance with Policy EQ4 Air Quality of the adopted East Herts District Plan 2018.

14. The development shall not begin until a scheme to deal with contamination of land/ground gas/controlled waters has been submitted to and approved in writing by the local planning authority. The scheme shall include all of the following measures, unless the local planning authority dispenses with any such requirement specifically in writing:
- 1) A Phase II intrusive investigation report detailing all investigative works and sampling on site, together with the results of the analysis, undertaken in accordance with BS 10175:2011 Investigation of Potentially Contaminated Sites – Code of Practice. The report shall include a detailed quantitative human health and environmental risk assessment.
 - 2) A remediation scheme detailing how the remediation will be undertaken, what methods will be used and what is to be achieved. A clear end point of the remediation shall be stated, and how this will be validated. Any ongoing monitoring shall also be determined.
 - 3) If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the local planning authority.
 - 4) A validation report detailing the proposed remediation works and quality assurance certificates to show that the works have been carried out in full accordance with the approved methodology shall be submitted prior to [first occupation of the development/the development being brought into use]. Details of any post-remedial sampling and analysis to demonstrate that the site has achieved the required clean-up criteria shall be included, together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To minimise and prevent pollution of the land and the water environment and in accordance with national planning policy guidance set out in section 11 of the National Planning Policy Framework, and in order to protect human health and the environment in accordance with policy EQ1 of the adopted East Herts District Plan 2018.

15. No development shall take place within the proposed development site until the applicant, or their agents, or their successors in title, has secured the implementations of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted to the Local Planning Authority and approved in writing. This condition will only be considered to be discharged with the Local Planning Authority has received and approved an archaeological report of all of the required archaeological works, and if appropriate, a commitment to publication has been made.

Reason: To assess, record and advance understanding of archaeological heritage assets in accordance with Section 16 of the National Planning Policy Framework, and in accordance with policy HA3 of the adopted East Herts District Plan 2018.

16. (2E272) Prior to the first occupation of the development hereby approved details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of protecting against light pollution in accordance with Policy EQ3 of the East Herts District Plan 2018.

17. The development hereby permitted shall not commence until there have been submitted and approved in writing by the Local Planning Authority and in consultation with the Highway Authority a Construction Management Plan.

The plan shall include details of the following:

- Construction vehicle movements;
- Construction operation hours, construction vehicle access(es), wheel washing;
- Routes to and from the site;
- Construction delivery hours;
- Expected number of construction vehicles per day;
- Car parking for contractors;
- Specific measures to be adopted to mitigate construction impacts; and
- A travel plan for contractors

The development shall be carried out strictly in accordance with the approved Construction Management Plan.

Reason: In the interest of highway safety, residential amenity and free and safe flow of traffic.

18. Two months prior to the first occupation of the development, the applicant shall update the existing Travel Plan for the GSK Ware site with the object of reducing the staff and visitors travelling to the development by private car which shall be first submitted to and approved by the Planning / Highway authorities.

Reason: To promote sustainable transport measures to the development.

19. The access shown on to Harris's Lane shall be used for construction purposes in association with the development hereby approved and thereafter used solely for emergency access only.

Reason: In the interests of highway safety in accordance with policy TRA2 of the East Herts District Plan 2018.

20. The development permitted by this planning permission shall be carried out in accordance with the approved surface water drainage assessment carried out by RPS Group reference CLE30270/05/01 Revision D dated 16 February submitted in support of this application the following mitigation measures detailed within the FRA:
- 1) Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off rate of 7.5l/s during the 1 in 100 year event plus 40% of climate change event.
 - 2) Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 174 cubic metres (or such storage volume agreed with the LLFA) of total storage volume in attenuation tanks and permeable paved area.
 - 3) Discharge of surface water from the private drain into the Thames Water sewer network.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants.

21. No development shall take place until a detailed surface water drainage scheme based on the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100 year + climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be

implemented in accordance with the approved details before the development is completed.

1. Final detailed drainage strategy indicating the location of all SuDS features and pipe runs. Any areas of informal flooding during the 1 in 100 year + climate change event should be indicated with the location, depth, area and volume of flooding.
2. Detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Final detailed post-development network calculations for all storm events up to and including the 1 in 100 year + 40% climate change storm with half drain down times.
4. Exceedance flow paths for surface water events greater than the 1 in 100 year + 40% climate change storm.

Reason: To prevent the increased risk of flooding, both on and off site.

22. Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangements, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Provision of a complete set of as built drawings for site drainage.
 2. Confirmation of the installed system.
 3. A photo record demonstrating the installation of the SuDS features.
 4. Maintenance and operational activities.
 5. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To ensure ongoing management and maintenance of the drainage works to prevent flooding by ensuring the satisfactory disposal and storage of surface water.

Informatives

1. Justification Grant
2. Other legislation
3. EA advice
4. Highways advisory notes

Summary of Reasons for Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.

KEY DATA

Non-Residential Development

Schedule of main accommodation

Ground floor:

- Entrance Foyer
- Process Manufacturing Rooms with associated Material and Personnel Airlocks
- Process Equipment Storage Areas
- Materials Storage Areas
- Wash Bays
- GMP Office Areas
- GMP Meeting Rooms
- Engineering Workshop
- Plant Rooms
- Material Storage and Staging Areas
- Goods In / Out

First floor:

- Staff Welfare and Tea Room Facilities
- Non GMP Offices and Meeting Rooms
- Changing Facilities
- GMP Offices and Meeting Room
- Wash Bay
- Packing Facilities
- Material Holding Area
- Plant Room

Second floor:

- Plant rooms

Use Type	Floorspace sq.m (internal)
Manufacturing, warehousing and offices	
Ground floor	2499
Ground Floor Mezzanine	343
First Floor	1339
Second Floor	1226
Total	5407

Parking	Existing	Proposed
GSK Total	2032	0
GSK Peak Occupancy May 2014	1872	