

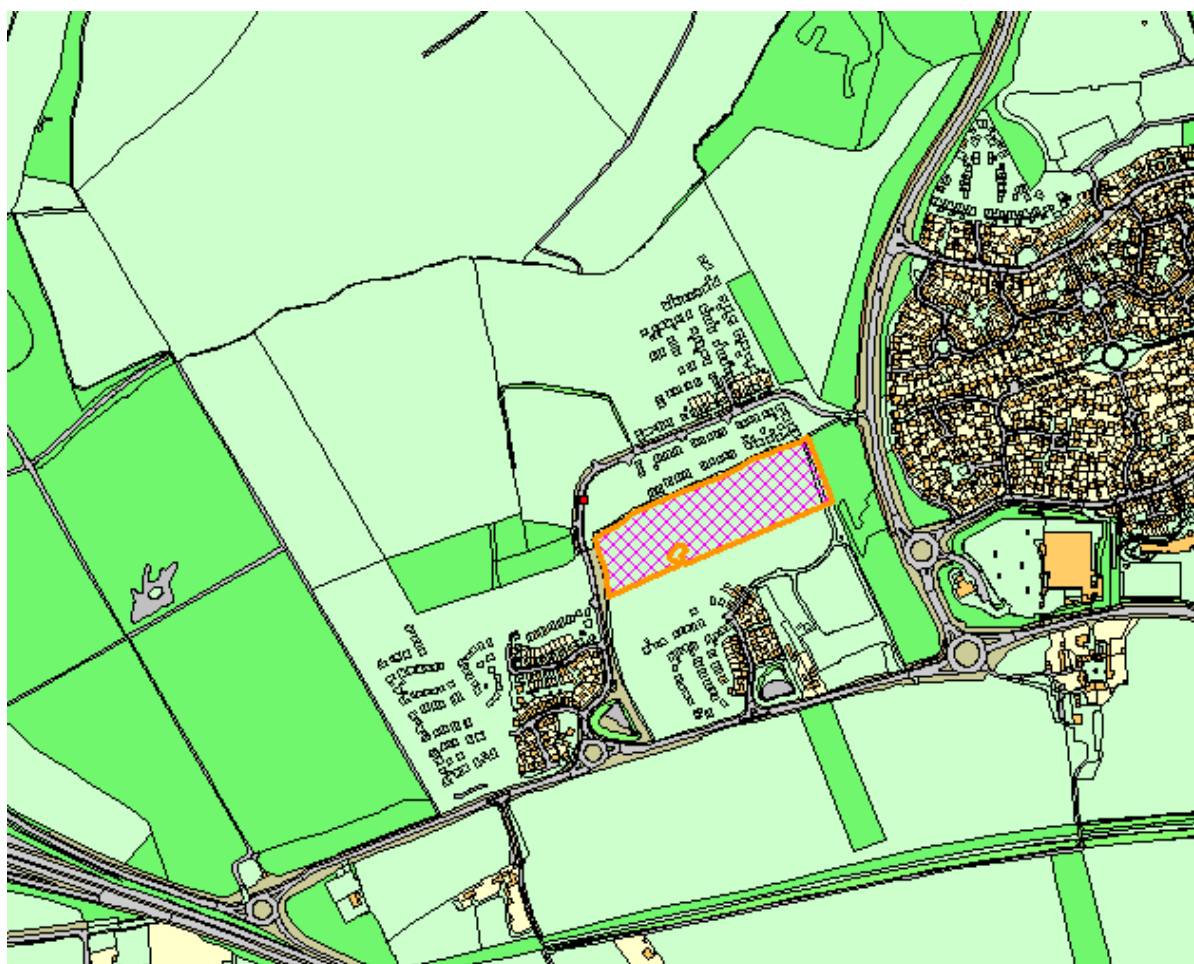
ITEM NUMBER: 9

PLANNING COMMITTEE DATE: 27 September 2023

REFERENCE NUMBER: UTT/23/0119/DFO

LOCATION: Land West of Woodside Way, Woodside Way,
Dunmow

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: July 2023

PROPOSAL: Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works.

APPLICANT: Bellway Homes Limited (Essex)

AGENT: Mr Kieran Wheeler - Savills

EXPIRY DATE: 19 April 2023

EOT Expiry Date: 18 October 2023

CASE OFFICER: Rachel Beale

NOTATION: Outside Development Limits/Adjacent Ancient Woodland, County Wildlife Site and within 500m of SSSI.

REASON THIS APPLICATION IS ON THE AGENDA: Major planning application.

1. EXECUTIVE SUMMARY

- 1.1 This application seeks approval of details regarding the provision of sports facilities land following the granting of outline planning under reference UTT/13/2107/OP whereby outline permission was approved for all matters reserved, for up to 790 homes, including primary school, community buildings, open space including playing fields and allotments and associated infrastructure.
- 1.2 The principle of the development along with details of access layout, scale, landscaping and appearance in relation to the residential parts of the development have already been submitted to and approved by the Local Planning Authority under various applications, as highlighted within the Relevant Site History section of this report.
- 1.3 The proposals comply with the approved land use parameter plans and the restrictions as set out in the accompanying S106 agreement. The layout of the land for the sports pitches and associated landscaping is considered to be acceptable in terms of the character and appearance of the area and also in terms of functionality.
- 1.4 The proposals comply with the guidance and standards as set out within the Adopted Local Plan (2005), relevant supplementary planning documents and the National Planning Policy Framework. It has thereby been recommended that this Reserved Matters application relating to details concerning Appearance, Scale, Layout and Landscaping be approved in association with outline permission reference UTT/13/2107/OP.

2. RECOMMENDATION

2.1

That the Strategic Director of Planning be authorised to **GRANT** permission for the development subject to those items set out in section 17 of this report –

A) Conditions

3. SITE LOCATION AND DESCRIPTION:

- 3.1 The application site lies on the western edge of Great Dunmow to the east of Woodside Way and forms part of an outline approved housing development site known as “Land to west of Woodside Way” comprising 790 dwellings and associated infrastructure, including internal road network (UTT/13/2107/OP).
- 3.2 The B1256 Stortford Road runs along the southern boundary of the site, whilst open fields lie to the north. Woodside Way lies close to site’s eastern boundary running parallel with a landscaping belt, whilst High

Wood runs along the site's western boundary. An intersecting public footpath runs through the site connecting Stortford Road and Woodside Way (PROW 18_15).

- 3.3** The site is 2.9ha and is not located within or adjacent to any conservation areas and there are no listed structures on or adjacent to the site. The site is located outside development limits but is located within the housing growth Town Development Area, as designated by the Great Dunmow Neighbourhood Plan.

4. PROPOSAL

- 4.1** This Reserved Matter application for consideration relates to the details of the proposed sports facilities land and associated landscaping and infrastructure works.

- 4.2** The proposal involved the laying out of the sports pitches, the community building and sports pavilion would be incorporated within the same building, located centrally within the designated 'community and sports pavilion land'. The building would be single storey with a hipped roof and a front porch canopy. The building would house a main hall, kitchen, lobby area and toilet facilities for the community centre, with the sports pavilion including a tearoom, goal store and toilet facilities.

- 4.3** The car parking area would be located adjacent to the building, to the east, providing 50 car parking spaces and cycle parking. The car parking would feature landscaping within the centre and there would also be a landscaped edge around the north and western boundaries. The site would be accessed off the southern side of the internal spine road and would also provide pedestrian access via footpaths off the spine road to the north of the site and also through to the sports pitches area to the south.

5. ENVIRONMENTAL IMPACT ASSESSMENT

- 5.1** This Reserve Matters application does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

- 5.2** An EIA was submitted as part of the original application (UTT/13/2107/OP).

6. RELEVANT SITE HISTORY

- 6.1** UTT/13/0004/SO - Request for Scoping Opinion in respect of a proposed development of up to 850 homes, community buildings including site for health centre, primary school, playing fields with ancillary buildings (dual use with schools and local community), allotments and supporting road and drainage infrastructure. - Land West Of Woodside Way Woodside

Way Great Dunmow Essex - Opinion Given – 28/01/2013.

UTT/13/2107/OP - Outline application, with all matters reserved, for up to 790 homes, including primary school, community buildings, open space including playing fields and allotments and associated infrastructure - Land West Of Woodside Way Woodside Way Great Dunmow Essex - Approve with Conditions – 27/10/2015.

UTT/16/1466/DFO - Reserved matters approval for the accesses to the site and principal roads within the site including spine road following outline application UTT/13/2107/OP - Land West Of Woodside Way Great Dunmow CM6 1SH - Approve with Conditions – 15/12/2016.

UTT/18/1826/DFO - Details following outline approval UTT/13/2107/OP for up to 790 homes, including primary school, community buildings, open space including playing fields and allotments and associated infrastructure - details of access into the site (amendments to the access approved under UTT/16/1466/DFO) - Land West Of Woodside Way Woodside Way Dunmow - Approve with Conditions – 28/11/2018.

UTT/20/2220/DFO - Details following outline approval UTT/13/2107/OP and UTT/18/1826/DFO - details of layout, scale, landscaping and appearance relating to the development of the site to provide 326 residential dwellings and associated infrastructure works - Land West Of Woodside Way Woodside Way Dunmow - Approve with Conditions – 19/02/2021.

UTT/20/3419/DFO - Details following outline approval UTT/13/2107/OP and UTT/18/1826/DFO - details of layout, scale, landscaping and appearance relating to the development of the site to provide 464 residential dwellings and associated landscaping and infrastructure works - Land West Of Woodside Way Woodside Way Dunmow - Approve with Conditions – 29/03/2021.

UTT/21/0274/NMA – Non-material amendments to Amendments to UTT/13/2107/OP including- consented parameter plans to facilitate changes to sports facilities layout; allotment land; density; and access. - Land West Of Woodside Way Woodside Way Dunmow – Approved – 10/03/2021.

UTT/21/2777/DOV - Request for vary 106 agreement dated 22nd October 2015 relating to UTT/13/2107/OP - Land West Of Woodside Way Woodside Way, Dunmow – Not yet determined.

UTT/23/0243/DFO - Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of a combined community building and sports pavilion and associated landscaping and infrastructure works. – Not yet determined.

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 Schedule 3, Part 7 of the signed S106 Agreement stipulates that “the Owners shall liaise with Great Dunmow Town Council prior to the submission of a reserved matters/full application for the construction of the Community Centre as to the size construction internal layout and equipping of the Community Centre”. The applicant has stated that, prior to the submission of this application, in accordance with the requirement stipulated within the S106 agreement, they have engaged in extensive discussions with Great Dunmow Town Council over the past 2 years.

7.2 Further details of the applicant’s engagement are discussed within the submitted Planning Statement.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority – No Objection

8.1.1 Plan BW139b-PL-17 rev E detailing the access points to the sports fields site satisfies our outstanding concerns and we have no further comments.

From a highway and transportation perspective, the proposal is acceptable to the Highway Authority.

8.2 Local Flood Authority – No Objection.

8.2.1 The proposed development would meet the requirements of the National Planning Policy Framework if the measures as detailed in the FRA and the documents submitted with this application are implemented as agreed.

9. Great Dunmow Town Council Comments – Object.

9.1 Resolved to object due to the location of the LEAP.

10. CONSULTEE RESPONSES

10.1 Aerodrome Safeguarding – No Objection.

10.1.1 No aerodrome safeguarding objections to the proposal subject to conditions.

10.2 NATS – No objection.

10.2.1 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria.

10.3 Environmental Health – No objection.

10.3.1 No objections subject to conditions.

10.4 Place Services (Ecology) – No objection.

10.4.1 Are satisfied that submitted documents fulfil the requirements of Schedule 3, Part 5, and Part 7 of the signed S106 Agreement.

10.5 Sport England – Objection.

10.5.1 Concerns about the lack of perimeter fencing to prevent the risk of ball striking into adjoining residential areas.

11. REPRESENTATIONS

11.1 The application was publicised by sending letters to adjoining and adjacent occupiers, displaying a site notice and advertising it within the local newspaper. The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report.

- 112 Neighbouring properties sent letters.
- Site Notice erected close to the site.
- Press Notice published.
- 16 Comments of objection received.

11.2 Summary of Objections

- 11.2.1**
- The details have changed since the outline permission was granted.
 - The proposal to remove facilities is unfair.
 - The proposal does comply with the terms of the S106 agreement.
 - The proposal does not provide sports facilities.
 - Impact on traffic.
 - Anti-social behaviour.
 - Impact on drainage.

12. MATERIAL CONSIDERATIONS

12.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the “Considerations and Assessments” section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

12.2 Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application,
 - (aza) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

12.3 Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to preserve or enhance the character and appearance of the Conservation Area.

12.4 The Development Plan

12.4.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made 21 February 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made 28 June 2021)
Thaxted Neighbourhood Plan (made 21 February 2019)
Stebbing Neighbourhood Plan (made 19 July 2022)
Saffron Walden Neighbourhood Plan (made 11 October 2022)
Ashdon Neighbourhood Plan (made 6 December 2022)
Great and Little Chesterford Neighbourhood Plan (made 2 February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2021)

13.2 Uttlesford District Plan 2005

S7 – The Countryside
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN4 – Good Neighbourliness
GEN5 – Light Pollution
GEN6 – Infrastructure Provision
GEN7 – Nature Conservation

GEN8 – Vehicle Parking Standards
ENV2 – Development Affecting Listed Buildings
ENV3 – Open Spaces and Trees
ENV5 – Protection of Agricultural Land
ENV7 – Protection of the Natural Environment
ENV8 – Other Landscape Elements of Importance
ENV10 – Noise Sensitive Developments
ENV12 – Groundwater Protection
ENV14 – Contaminated Land
H1 – Housing development

13.3 Great Dunmow Neighbourhood Plan

Policy DS1: TDA: Town development Limits
Policy DS4: TDA: Land West of Woodside Way
Policy DS8: Building for Life
Policy DS9: Hedgerows
Policy DS10: Eaves Height
Policy DS11: Rendering, Targeting and Roofing
Policy LSC1: Landscape, Setting and Character
Policy GA-A: Public Transport
Policy GA2: Integrating Developments (Paths and Ways)
Policy GA3: Public Transport
Position: HEI-A: Infrastructure Delivery
Policy NE1: Identified Woodland Sites
Policy NE2: Wildlife Corridors
Policy NE3: Street Trees on Development Sites
Policy NE4: Screening
Policy S0S3: Children’s Play Space

13.4 Supplementary Planning Document or Guidance

Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document- Accessible homes and play space homes
Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

14.1 The issues to consider in the determination of this application are:

- A) Background**
- B) Scale, Design, Siting & Layout**
- C) Neighbouring Amenity**
- D) Access and parking**
- E) Nature Conservation & Landscaping**
- F) Flooding**

14.2 A) Background

14.2.1 This application follows on from the outline application that was granted consent under reference UTT/13/2107/OP, determined in 2015. The application was granted subject to conditions and the signing of a Section 106 Agreement. The Section 106 Agreement sought to set out the terms in which the Sports Facilities would be defined.

14.2.2 The original S106 Agreement signed as part of the main application, dated 22/10/2015 provided the following definitions:

“Sports Facilities” shall mean a total of 5.21ha of pitch quality ground to be provided in two locations on the land and constructed in accordance with the regulations and guidance of Fields in Trust shown indicatively on the plan.

14.3 B) Scale, Design, Siting & Layout

14.3.1 In terms of design policy, good design is central to the objectives of both National and Local planning policies. The NPPF requires policies to plan positively for the achievement of high quality and inclusive design for the wider area and development schemes. Section 12 of the NPPF highlights that the Government attaches great importance to the design of the built development, adding at Paragraph 124 ‘The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve’. These criteria are reflected in Policy GEN2 of the adopted Local Plan.

14.3.2 The proposal involves structural landscaping for the sports pitches on the southern side of the Spine Road. There would be no build form included as part of the application. As such, there would be no impact in design terms over and above the use of the site for sports purposes and therefore acceptable in this regard in terms of its impact upon the character and appearance of the surrounding area.

14.4 Layout

14.4.1 The NPPF requires policies to aim to achieve healthy, inclusive and safe places. Section 8 of the NPPF highlights that policies and decisions should enable and support healthy lifestyles, especially where this would address identified local health and well-being needs, adding at Paragraph 93 ‘To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

14.4.2 Policy LC4 - Provision of Outdoor Sport and Recreational Facilities Beyond Development limits of the Uttlesford Local Plan, states that the following developments will be permitted:

a) Outdoor sports and recreational facilities, including associated buildings such as changing rooms and club-houses;

b) Suitable recreational after use of mineral workings.

14.4.3 The specific layout of the type and size of sports pitches is not included as part of the application, as the sports pitches are to be offered to the Great Dunmow Town Council at nil cost and therefore it is expected that the Town Council to determine the type and size of pitches required.

14.4.4 Dunmow Town Council have raised an objection to the positioning of the LEAP (Local Equipped Area for Play) and requested this be relocated. The position of the LEAP has already been approved under application UTT/20/3419/DFO. Nevertheless, alternative positions were explored but none were appropriate as it would locate it too far from the dwellings and would lack sufficient natural surveillance leading to an increased risk of anti-social behaviour. Officers have therefore taken a balanced approach and concluded that the LEAP should remain in the location as previously approved. It should also be noted that the LEAP in question falls outside of the application redline.

14.4.5 However, the applicant has submitted a construction specification by a specialist sports turf consultant which includes an assessment of the existing ground conditions. Sport England have been consulted as part of the application and are satisfied that the proposed works would be appropriate for ensuring that a fit for purpose playing field is constructed in practice. The proposal also includes the provision for an independent sports turf consultant to be commissioned to oversee the delivery of the programme to help ensure that the works are implemented as proposed. This is to be secured by way of condition, should planning permission be approved.

14.4.6 It is acknowledged that Sport England are not in full support of the application in that the proposal does not include the provision of any protective boundary treatment to prevent ball strikes occurring at adjacent residential developments. However, given the Town Council are to be offered the land at nil cost and therefore it is expected that the Town Council would determine the type and size of boundary treatments as appropriate once the types of pitches to be laid out at the site become known.

14.4.7 As such, whilst the boundary treatment to prevent ball strikes have not been included as part of the proposal, it would be unreasonable for the Local Authority to request the applicant to provide such details at this time, given the specific layout of the pitches are not yet known. On that basis the details will be secured by way of condition and as such, on

balance, the proposal would be in accordance with Policy LC4 of the Uttlesford Local Plan.

14.5 C) Neighbouring Amenity

14.5.1 Given the nature of the proposal there would not be any unacceptable impact on the residential amenity of future occupiers of neighbouring sites. As such, the proposal would comply with Policies GEN2 and GEN4 of the Local Plan and the NPPF.

14.6 D) Access and Parking

Access

14.6.1 Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network, that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and also encourage movement by means other than a vehicle.

14.6.2 The application site would be accessed from the spine road north through the community centre land. There would be pedestrian access linking into the PRow that traverses across the southern boundary and from residential units approved to the south of the site.

14.6.3 The ECC Highways Team have been consulted as part of the application and following the submission of additional information, the proposal is acceptable to the Highway Authority.

14.6.4 A condition is to be attached to ensure that the sports pitches are not to be used until the associated car parking area to serve the sport pitches adjoining the site is laid out and accessible.

14.6.5 Overall, the proposals comply with Policies GEN1 of the adopted Local Plan and the NPPF.

14.7 E) Nature Conservation & Trees

Nature Conservation

14.7.1 Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.

14.7.2 The Place Services Ecology team have reviewed the supporting documentation submitted as part of the proposals and consider that the

proposals would fulfil the ecological objectives as set out as part of the outline application and therefore raise no objection.

14.7.3 The outline planning permission includes a number of conditions in regard to ecology that need still be complied with. Taking into consideration the requirement of mitigation and enhancement measures, bird mitigation strategy, ecology lighting scheme it is considered the proposed development will not have a harmful impact on protected species or biodiversity and is in accordance with Policies GEN7, ENV8 and the National Planning Policy Framework.

14.8 Landscaping

14.8.1 The landscaping as part of the proposal is limited to the structural landscaping that would facilitate the provision of the sports pitches. No additional soft-landscaping measures are proposed. However, it is noted that soft-landscaping measures are proposed at the adjoining 'community centre land' under application UTT/23/0243/DFO and that soft-landscaping measures have previously been approved as part of a reserved matters application submitted under reference UTT/20/3419/DFO. This includes planting around the boundary of the sports pitches, including hedging, trees and scrub planting. As such, there would be no further requirement to provide soft land.

14.9 **F) Flooding**

14.9.1 The NPPF states that inappropriate development in areas of high-risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

14.9.2 Essex County Council who are the Lead Local Flooding Authority who stipulate that having reviewed the proposal and consider that the measures as detailed in the FRA and the documents submitted as part of the outline application are implemented as agreed.

14.9.3 The proposals, for this reason thereby comply with Policy GEN3 of the adopted Local Plan and the NPPF.

15. **ADDITIONAL DUTIES**

15.1 **Public Sector Equalities Duties**

15.1.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

15.1.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

15.1.3 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

16. Conclusion

16.1 The principle of the development has been established under UTT/13/2107/OP. The proposed sports pitches would provide an appropriate provision of quality sports pitch surface in order to facilitate outdoor sport and recreational facilities for local residents.

16.2 It is acknowledged that Sport England are not in full support of the proposed design in that the proposal does not include the provision of any protective boundary treatment to prevent ball strikes occurring at adjacent residential developments. However, given the Town Council are to be offered the land at nil cost and therefore it is expected that the Town Council would determine the type and size of boundary treatments as appropriate once the types of pitches to be laid out at the site become known. This nonetheless can be conditioned.

16.3 The landscaping details would have an acceptable impact on the character and appearance of the site and surrounding area and the proposal would be acceptable in terms of impact upon nature conservation, flooding and highways impact.

16.4 On balance, proposals comply with the guidance and standards as set out within the Uttlesford District Council's Adopted Local Plan (2005), relevant supplementary planning documents and the National Planning Policy Framework. It is thereby recommended that this reserve matters application relating to details concerning Appearance, Scale, Layout and Landscaping in relation to the sports pitches be approved in association with outline permission reference UTT/13/2107/OP subject to the conditions outline below.

17. CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies.

2. The proposed development shall not be occupied until such time as the vehicle parking area to be built on the adjacent 'Community Centre Land' of Schedule 3, Part 5 of the signed S106 Agreement, has been provided.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management Policies as adopted as County Council Supplementary Guidance in February 2011 and in accordance with the adopted Uttlesford Local Plan 2005 - Policy GEN1.

3. The layout of the sport pitches hereby approved shall not commence until such time as an independent sports turf consultant to be commissioned to oversee the delivery of the programme to ensure compliance with the design which has been checked and considered acceptable by Sport England. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith and retained for the duration of the construction works. Thereafter the works shall be implemented in accordance with the approved details.

REASON: To safeguard the appearance and structural landscape of the sports pitches in accordance with the requirements of policy LC4 of the Uttlesford Local Plan and the NPPF.

4. Prior to occupation details of protective boundary treatments shall be submitted to and approved by the Local Authority. Thereafter the works shall be implemented in accordance with the approved details.

REASON: To prevent ball strikes impacting neighbouring residents, in accordance with policy GEN2 of the Uttlesford Local Plan and the NPPF.

Appendix 1 – Consultee Responses



Registered Office:
Newington House
237 Southwark Bridge Road
London SE1 6NP

Company:
UK Power Networks (Operations)
Limited

Registered in England and Wales No: 3870728

Our Ref: 28243266 Your Ref: UTT/23/0119/DFO

Friday, 20 January 2023

Lynn Rusling
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Dear Lynn Rusling

Thank you for contacting us regarding UK Power Networks equipment at the above site. I have enclosed a copy of our records which show the electrical lines and/or electrical plant. I hope you find the information useful.



I have also enclosed a fact sheet which contains important information regarding the use of our plans and working around our equipment. Safety around our equipment is our number one priority so please ensure you have completed all workplace risk assessments before you begin any works.

Should your excavation affect our Extra High Voltage equipment (6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

If you have any further queries do not hesitate to contact us.

Plan Provision
0800 056 5866

[External] >> RE: UTT/23/0119/DFO Land West Of Woodside Way Dunmow (SUDS-006544)

 Suds <suds.mail@essex.gov.uk>
To: Planning
with Ferni
 You forwarded this message on 13/07/2023 14:34.

Dear Sir/Madam,

Please may you confirm that the grass will be natural grass, and that there is no creation of hardstanding as part of this application?

If there is no increase in hardstanding and the site is to remain greenfield, then it would be considered that the development does not pose a significant flood risk and therefore we would not wish to comment further.

Kind regards,

Gemma

Gemma Parson (she, her)
Development and Flood Risk Officer
Climate Adaptation and Mitigation, Climate, Environment & Customer Services

 Essex County Council
www.essex.gov.uk



Dear Rachel,

Thank you for the confirmation. As indicated previously, since the nature of the site is to remain greenfield, SuDS would not wish to provide a formal comment on this application.

However, if you have specific concerns, please do not hesitate to contact us.

Kind regards,

Gemma

Gemma Parson (she, her)
Development and Flood Risk Officer
Climate Adaptation and Mitigation, Climate, Environment & Customer Services

 Essex County Council
www.essex.gov.uk

UTT/23/0119/DFO | Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works | Land West Of Woodside Way Woodside Way Dunmow

Good morning Rachel,

Thank you – yes, plan BW139b-PL-17 rev E detailing the access points to the sports fields site satisfies our outstanding concerns and we have no further comments.

From a highway and transportation perspective, the proposal is acceptable to the Highway Authority.

Kind regards,

Rachel McKeown
Strategic Development Engineer



App Ref: UTT/23/0119/DFO: Land West Of Woodside Way, Woodside Way, Dunmow (Sport England Ref: PA/23/E/UT/63685)

Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works in accordance with Schedule 3, Part 7 of the signed S106 Agreement

Thank for the consultation on the amended information that has been submitted in relation to the above application. I understand that the construction specification for the new playing field prepared by Agrostis been submitted in response to the comments made in our original response dated 7th February 2023. I have consulted the Football Foundation (who represent the Football Association and the Essex County FA) for their views and would wish to make comments on the following matters:

- **Sports Pitch Construction Specification:** The submitted construction specification which includes an assessment of the existing ground conditions is welcomed as it is considered to be comprehensive and it has been prepared by a specialist sports turf consultant (agronomist). The works summarised in section 4 of the document are considered to be appropriate for ensuring that a fit for purpose playing field is constructed in practice. The proposal in section 4.9 for an independent sports turf consultant to be commissioned to oversee the delivery of the programme is welcomed as this should help ensure that the works are implemented as proposed.

I can therefore advise that the specification document satisfactorily addresses the comments made on this matter in our original response. I would request that a compliance condition is imposed to ensure that the new playing field is constructed in accordance with the specification document in practice. This should be worded along the following lines:

"The playing field design and construction shall be implemented in accordance with the approved specification set out in the 'Woodside Natural Turf Specification' document (dated 9th June 2023) prepared by Agrostis Sports Surface Consulting".

Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy.

- **Pedestrian Access to Sports Pitches:** The amended 'Development Layout' plan that has recently been submitted in support of related planning application UTT/23/0243/DFO is welcomed as it shows that a 1.8m hard surfaced access path would connect the pavilion to the playing field. While a direct line of sight from the pavilion to the playing field would have been preferred the constraints imposed by the hedgerow are acknowledged and it is understood that the proposed path would cross the hedgerow at an existing gap which would have the least impact on the hedgerow. While not ideal, the amended plans now demonstrate that the playing field can be accessed from the pavilion by pedestrians including disabled users. I would therefore not wish to pursue the comments on this matter further;
- **Sports Pitch Maintenance Access:** The 'Development Layout' plan that has recently been submitted in support of related planning application UTT/23/0243/DFO indicates that access to the playing field for maintenance vehicles will be from an access point to the south of the playing field which will be controlled by lockable bollards. This access could also be used by emergency vehicles. This is considered to be acceptable in principle. I would therefore not wish to pursue the comments on this matter further;
- **Boundary Treatment:** No further information has been submitted in relation to this matter. It is understood that no additional measures beyond conventional perimeter fencing around the dwellings are proposed to address the risk of ball strike from the football pitches into the surrounding residential dwellings and roads. The comments made on this matter in our original response would therefore be maintained.

While the majority of the comments made in our original response dated 7th February 2023 have now been addressed, there are still concerns about the proposed boundary treatment as set out above. Sport England would therefore maintain its original objection to the planning application as a non-

statutory consultee although the positive amendments that have been made are acknowledged as set out above.

Please contact me if you have any queries.

Yours sincerely

Roy Warren

Planning Manager – South Team & Active Environments

From: [NATS Safeguarding](#)
To: [Planning](#)
Subject: RE: [EXTERNAL] Planning Application Consultation - S UTT/23/0119/DFO [SG05194]
Date: 23 January 2023 11:26:19
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Our Ref: SG05194

Dear Sir/Madam

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Yours faithfully

NATS
NATS Safeguarding

Consultee Comments for Planning Application

UTT/23/0119/DFO

Application Summary

Application Number: UTT/23/0119/DFO

Address: Land West Of Woodside Way Woodside Way Dunmow

Proposal: Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works in accordance with Schedule 3, Part 7 of the signed S106 Agreement

Case Officer: Laurence Ackrill

Consultee Details

Name: Mr Essex Police Designing Out Crime

Address: Essex Police Headquarters - Local Policing Support Unit, Springfield, Chelmsford CM2 6DA

Email: Not Available

On Behalf Of: Crime Prevention Tactical Adviser

Comments

UDC Local Plan Policy GEN2 - Design (d) states" It helps reduce the potential for crime"

At this time there are no apparent concerns with the layout but to comment further we would require the finer detail such as any proposed lighting or that nearby, boundary treatments, proposed access points and the proposed maintenance and management plan. It is important that these are considered in order that the risks of crime and ASB are mitigated.

Environmental Health Consultee Comments for Planning

Application Number: UTT/23/0119/DFO - Land West Of Woodside Way Woodside Way Dunmow

Lead Consultee

Name: Ross Jarvis
Title: Environmental Health Officer (Agency Support)

For further contact and correspondence:

Name: Nayna Daudia

Tel: 01799 510 565

Email: ndaudia@uttlesford.gov.uk

Date: 4th February 2023

Proposal: Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works in accordance with Schedule 3, Part 7 of the signed S106 Agreement

Comments

Thank you for consulting me on this application. Further to my investigations I have the following comments to make:

Any concerns about the provision of sports facilities at this site relate to what lighting is proposed and potential noise impact on the surrounding residential receptors.

Lighting

There is no mention of floodlighting in the submitted information, but if any floodlighting is proposed for the site information should be submitted including a layout plan with beam orientation and a schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles) and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00). The plans should show neighbouring buildings so that the predicted impact on them can be assessed. The applicants should demonstrate that light levels will not exceed the relevant guidance lux levels specified in the table below. Information should also show how glare will be controlled.

Environmental Zone - Brightness	Light trespass (into windows) Ev [Lux]
---------------------------------	--

	Pre-curfew (before 23:00hrs)	Post-curfew (after 23:00hrs)
E3 - Suburban	10	2
E4 - Urban	25	5

Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011

Environmental Noise

The proposal has the potential to cause noise disturbance to nearby receptors. The extent of this is likely to depend on the design, layout and use of the facilities. More information should be submitted to enable the intensity of the proposed use to be understood better. I would therefore recommend that the following condition is attached to any consent granted:

A noise impact assessment shall be conducted and a scheme shall be submitted for approval in writing to demonstrate how noise shall be mitigated to protect nearby residential properties. This shall be prepared by an acoustically competent person and include mitigation of noise impacts from:

- Voices from users
- Whistles used by referees
- Rebound of balls against hard surfaces
- Crowd noise

There shall be no amplified speech or music used in the areas unless agreed in writing by the Local Planning Authority.

-----Original Message----- From: Suds Sent: Wednesday, February 1, 2023 3:36 PM To: Planning Subject: [External] RE: Planning Application Consultation - S UTT/23/0119/DFO (SUDS-006544) Good afternoon Sir/Madam, Thank you for consulting us on the above application. Having reviewed the information that has been provided, as it relates to the S106 Agreement under Schedule 3 Part 7 which concerns 'Sports Facilities and Sports Facilities Maintenance Contribution', SuDS do not wish to comment. Kind regards, Gemma Gemma Parson Development and Flood Risk Officer Climate Adaption and Mitigation, Climate, Environment & Customer Services Essex County Council www.essex.gov.uk -----
Original Message----- From: planning@uttlesford.gov.uk Sent: 20 January 2023 09:41 To: Suds Subject: Planning Application Consultation - S UTT/23/0119/DFO (SUDS-006544) CAUTION: This is an external email. Please See Attached



21st April 2023

Laurence Ackrill
Uttlesford District Council

By email only

Thank you for requesting advice on this application from Place Services' ecological advice service. This service provides advice to planning officers to inform Uttlesford District Council planning decisions with regard to potential ecological impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.

Application: UTT/23/0119/DFO
Location: Land West Of Woodside Way Woodside Way Dunmow
Proposal: Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works in accordance with Schedule 3, Part 7 of the signed S106 Agreement

Dear Laurence,

Thank you for consulting Place Services on the above reserved matters application.

No objection

Summary

We have reviewed the plan titled, Sports Field Layout (Drawing no. BW193cSF-PL-02, Revision 00, Bellway, December 2022), Design and Access Statement (JCN Design & Planning, December 2022), as well as Magic Maps (<https://magic.defra.gov.uk>) and aerial photographs to assess the impacts on designated sites, protected and Priority species and habitats.

The amount of information submitted for this application predominantly found within Design and Access Statement (JCN Design & Planning, December 2022) is insufficient. The scheme has been split into separate applications and we have therefore reviewed documents relating to ecology submitted under other related applications namely, application UTT/13/2107/OP which has been discharged; Condition 10 (wildlife protection) and 11 Biodiversity mitigation and enhancement) and application UTT/23/0243/DFO which relates to the adjacent community building and sports pavilion.

We are satisfied that the submitted documents for both application UTT/13/2107/OP and the ecological and landscape details within application UTT/23/0243/DFO are sufficient to fulfil the requirements of Schedule 3, Part 7 of the signed S106 Agreement. We recommend for completeness the ecological documentations submitted in the above-mentioned applications are submitted for this application as well.



This will enable LPA to demonstrate its compliance with its statutory duties including its biodiversity duty under s40 NERC Act 2006.

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013.

Please contact us with any queries.

Yours sincerely

Benjamin Shiells, BSc (Hons), PGDip
A Qualifying member of CIEEM
Assistant Ecological Consultant
Place Services at Essex County Council
placeservicesecology@essex.gov.uk

Place Services provide ecological advice on behalf of Uttlesford District Council
Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

From: plantprotection@cadentgas.com <plantprotection@cadentgas.com>
Sent: 20 January 2023 10:38
To: Planning <planning@uttlesford.gov.uk>
Subject: [External] LSBUD Ref: 28243266 Your Ref: UTT/23/0119/DFO Planning application - No Objection

Date: 20/01/2023
LinesearchbeforeUdig ref: 28243266
Your ref: UTT/23/0119/DFO

Dear Sir/Madam,

Your planning application – No objection

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding a planning application that has been submitted which is in close proximity to our gas asset/s. We have **no objection** to this proposal from a planning perspective.

What you need to do

To prevent damage to our assets or interference with our rights, please add the following **Informative Note** into the **Decision Notice**:

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.


Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Kind Regards,
Plant Protection Team
T: 0800 688 588
plantprotection@cadentgas.com
cadentgas.com

STANSTED AIRPORT AERODROME SAFEGUARDING AUTHORITY PLANNING APPLICATION CONSULTATION RESPONSE – under Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002					
Planning Authority:	Uttlesford District Council			Application No: UTT/23/0119/DFO	
Date Application Received (including sufficient information as required by Circular 1/03):	20/01/2023	Response Deadline on Consultation	10/02/2023	Date Response Returned:	27/01/2023
Development Proposal:	Approval of Reserved Matters (layout, scale, landscaping and appearance) pursuant to outline planning permission UTT/13/2107/OP relating to the provision of sports facilities land and associated landscaping and infrastructure works in accordance with Schedule 3, Part 7 of the signed S106 Agreement				
Location:	Land West Of Woodside Way Woodside Way Dunmow			Application Type: FULL	
OS Co-ordinates (Eastings/Northings):	561004 / 222083				
Our Reference:	2023/013				
No Objection	Crane Advisory Permit Required	Need to engage with MAG Safeguarding	Request Conditions	Objection	
	X		X		
<p>The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have no objection to this development subject to the following Conditions:</p> <ul style="list-style-type: none"> Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill. <p>Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport.</p> <p>Informative:</p> <ul style="list-style-type: none"> The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/ <p>It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Stansted Airport, or not attach conditions which Stansted Airport has advised, it shall notify Stansted Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.</p>					
Signed: Diane Jackson				(Authorised MAG Aerodrome Safeguarding Officer)	
Date: 27/01/2023					

From: [Planning Liaison](#)
To: [Planning](#)
Subject: [External] Not Connecting - Planning Application Consultation - S UTT/23/0119/DFO
Date: 23 January 2023 02:49:53
Attachments: [ufm22 CONS - Consultee Letterm.pdf](#)

Dear Planning Team,

Thank you for your consultation. Having reviewed the development, there is no connection to the Anglian Water sewers, we therefore have no comments.

If this is to change, please re-consult with us.

Kind regards
Litty John

Planning & Capacity Team
Development Services
Telephone: 07929 786 955
Anglian Water Services Limited
Thorpe Wood House, Thorpe Wood, Peterborough,
Cambridgeshire, PE3 6WT