

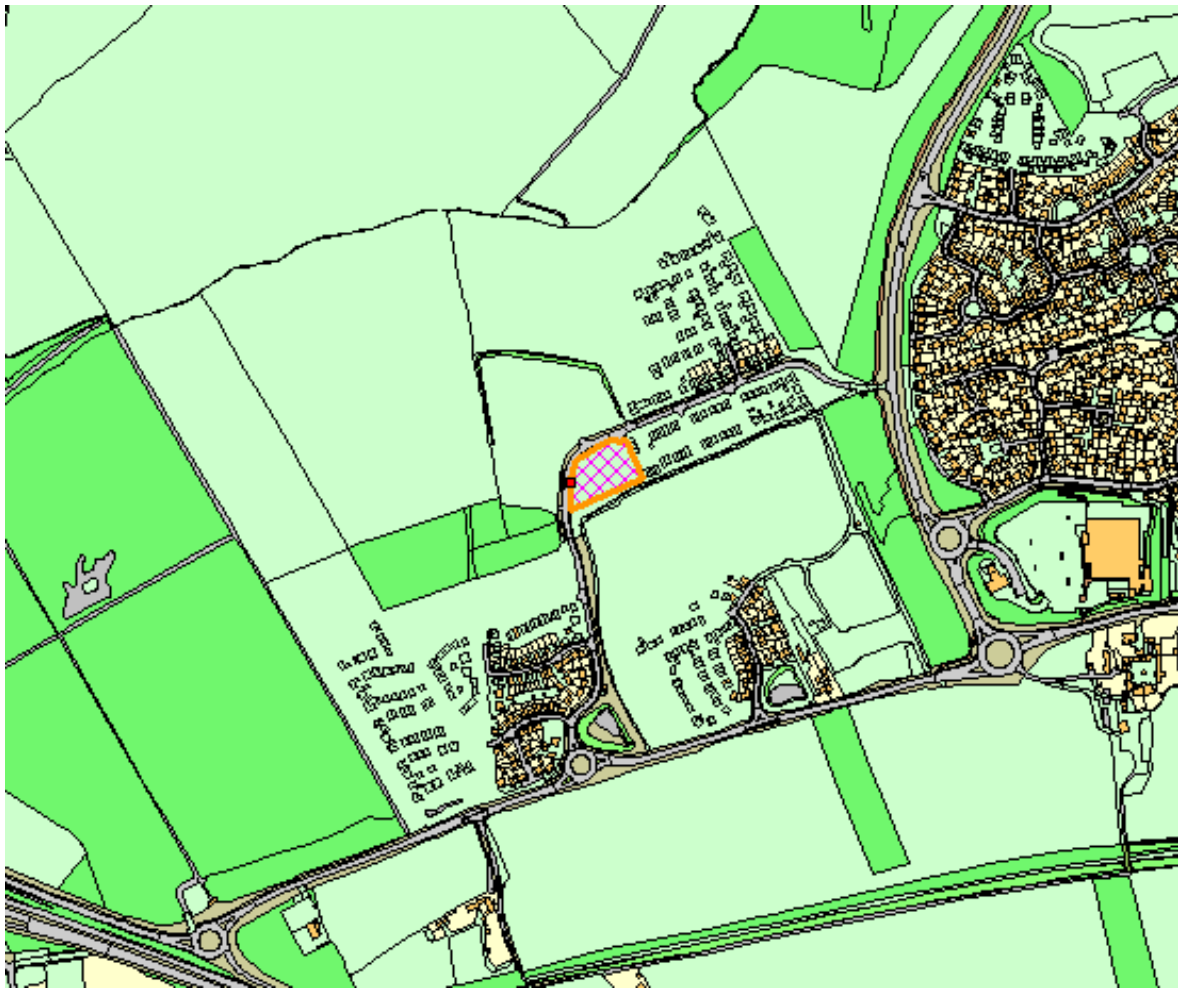
ITEM NUMBER: 10

PLANNING COMMITTEE DATE: 27 September 2023

REFERENCE NUMBER: UTT/23/0243/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 a combined community building and sports pavilion and associated landscaping and infrastructure.

APPLICANT: Bellway Homes Limited (Essex)

AGENT: Mr Kieran Wheeler - Savills

EXPIRY DATE: 02 May 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 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 size, design and siting of the proposed building, associated car parking and 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.
- 3.3 The site is 0.5ha 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 The reserved matter for consideration relates to the details of the proposed community centre and one of the proposed sports pavilions with associated infrastructure and landscaping.
- 4.2 The proposed 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, of 50 car spaces, 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/23/0119/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 in accordance with Schedule 3, Part 7 of the signed S106 Agreement - Land West Of Woodside Way Woodside Way Dunmow – Not yet determined.

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 Schedule 3, Part 5 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 Having reviewed the amended layout, provided the development is carried out in accordance with planning application drawing number BW193c PL-03 Rev. I, from a highway and transportation perspective the Highway Authority has no comments to make on the proposal.

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 positioning of the LEAP (this refers to application UTT/23/0119/DFO).

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 layout of the pavilion especially the lack of changing rooms.

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.

- 81 Neighbouring properties sent letters.
- Site Notice erected close to the site.
- Press Notice published.

- 2 Comments of objection received.

11.2 Summary of Objections

- 11.2.1**
- The proposal does comply with the terms of the S106 agreement.
 - The design is not fit for purpose.
 - Impact on traffic.
 - Potential for anti-social behaviour.
 - Impact on drainage.
 - More trees should be added.

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, :
 - (a) 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, Pargeting 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) Climate Change**
- G) 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 Community Centre and 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:

“Community Centre” shall mean the Community Centre to be built on the Community Centre Land for the use of the public for community uses.

“Community Centre Land” shall mean an area of land of 0.5 hectares on which the Community Centre and one of the pavilions referred to in clause 1.50 (sports pavilion) and associated parking shall be constructed approximately in the position-coloured orange on the Plan.

14.2.3 Part 5 of Schedule 3 to that agreement states that ‘The Owners shall liaise with the 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 to a maximum cost of one million pounds

(£1,000,000) costings to be submitted to UDC for assessment with the reserved matters/ full application for the construction of the Community Centre.'

14.2.4 Moreover, "Sports facilities" shall mean: 2 x pavilions with car parking to be located adjacent to the two pitch locations on the Land (the prime cost of both pavilions together not to exceed £410,000).

14.2.5 A Deed of Variation was signed in relation to the original section 106 dated 29/04/2022. This amended the first agreement in relation to the sports facilities definition, including the following:

1 x pavilion (being either a standalone facility or incorporated within the new community centre building) and car parking provided adjacent to the new community centre building to be located adjacent to the pitch location on the Land south east of the Spine Road (the prime cost of the pavilion not to exceed £205,000).

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 proposed building would be single storey, with a dual hipped roof. The height of the proposal would follow the principles of massing set by the Building Heights Parameter Plan as part of the outline application. The shallow, hipped roof design of the building would ensure that the building would not appear as an overly dominant structure in views across the site and would be of a traditional sports pavilion in appearance.

14.3.3 The proposed building would also be located centrally within the site to allow for a landscaped surrounding that would help integrate the proposed building within the site. As such the scale, design and siting of the proposed building would be appropriate and acceptable in terms of its impact upon the character and appearance of the surrounding area.

14.4 Layout – Community Centre

14.4.1 The applicant has taken a design-led approach and engaged with the Great Dunmow Town Council prior to submitting the application, where consideration has been given to their requirements and needs for the

community building. This is in accordance with the requirements of the applicant as part of the S106 Agreement for the outline application.

14.4.2 The majority of the building comprises the community centre, which includes a main hall space and adjoining servery / kitchen, lobby area and toilet facilities. The large, open main hall space would ensure that the proposal would provide for a flexible and multi-functional community space including adequate storage space and surrounding outdoor landscaped space surrounding the building that would provide for a welcoming and accessible facility. As such, the proposal would be in accordance with Policy GEN6 of the Uttlesford Local Plan.

14.5 Layout - Sport Pavilion

14.5.1 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.

14.5.2 Policy LC2 - Access to Leisure and Cultural Facilities of the Uttlesford Local Plan, states that development proposals for sports facilities, arts and leisure buildings, hotel and tourist facilities, will be required to provide inclusive access to all sections of the community, regardless of disability, age or gender.

14.5.3 As noted above, the sports pavilion would be integrated with the community centre and would provide facilities and associated car parking for the sports facilities land. This would include a tearoom, goal store and toilet facilities that would be accessed independently from the community centre facilities.

14.5.4 Sport England have been consulted as part of the application and have welcomed changes that have been made by the applicant in relation to the pedestrian access to the adjacent sports pitches which demonstrate that the playing field can be accessed from the pavilion by pedestrians including disabled users. In addition, support is given to the internal layout in relation to access to the toilet facilities and goal store.

14.5.5 Whilst the aforementioned elements are considered positive by Sport England, a formal objection is still maintained by them due to the lack of any team or officials changing rooms to serve the pitches. However, it is important to note that the S106 agreement as part of the original application stated that the prime cost of the pavilion not to exceed

£205,000. The combined the community centre and pavilion uses together have enabled the applicant to provide the most cost-effective solution rather than provide two standalone buildings. The applicant has provided a cost plan demonstrating the proposal has been designed to accord with this budget.

14.5.6 As such, whilst changing room facilities have not been provided, it would be unreasonable for the Local Authority to request any further expenditure to provide these facilities in this instance, given the limitations of the budget as set out by the S106. As such, on balance, the proposal would be in accordance with Policy LC2 of the Uttlesford Local Plan.

14.6 C) Neighbouring Amenity

14.6.1 The NPPF requires a good standard of amenity for existing and future occupiers of land and buildings. Policies GEN2 and GEN4 of the Local Plan states that development shall not cause undue or unacceptable impacts on the amenities of nearby residential properties.

14.6.2 The Council's Environmental Health Team have raised concerns over noise and disturbance to neighbouring occupiers and have suggested that a noise impact assessment be submitted. However, it is noted that the building is located a substantial distance from the closest neighbouring properties that adjoin the site and the hours of use of the community building would be restricted by way of condition to reasonable times. Given the generous spacings between the proposed buildings within the development to that of the closest neighbouring residential developments and the restrictions on potential noise emanating from the site by conditions.

14.6.3 The scale of the building would be single storey with a dual pitched roof and given its siting, centrally within the site, it would be sufficiently distanced from neighbouring properties adjacent and would not give rise to any unacceptable impact on the amenity of future occupiers of neighbouring sites in terms of outlook or daylight. As such, the proposal would comply with Policies GEN2 and GEN4 of the Local Plan and the NPPF 2021.

14.7 D) Access and Parking

Access

14.7.1 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.

14.7.2 The application site would be accessed from the spine road north of the community centre land. There would be pedestrian access linking into the PRow (no. 18_15) that traverses across the southern boundary and beyond to sports pitches to the south.

14.7.3 The ECC Highways Team have been consulted as part of the application and have raised no further objections to the proposal, following the submission of amended plans.

14.8 Parking

14.8.1 Policy GEN8 of the Local Plan states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location as set out in the Supplementary Planning guidance 'Vehicle Parking Standards'.

14.8.2 The Essex Highways Team have been consulted as part of the proposal and consider the details acceptable for the purposes of the impact the proposal would have on on-street parking and highway safety.

14.8.3 Overall, the proposals comply with Policies GEN1 and GEN8 of the adopted Local Plan and the NPPF.

14.9 E) Nature Conservation & Landscaping

Nature Conservation

14.9.1 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.

14.9.2 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.

14.9.3 The outline planning permission includes a number of conditions in regard to ecology that need still to 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.

Landscaping

14.9.4 Landscaping is proposed within the site, 10 trees would be located to the curved western / northern boundary, complemented with 1.2m high hedging. This would help to provide a combination of screening and segregation between the different areas of the site. Soft landscaping in the form of grassed and meadow areas would surround the proposed community building, with an area also located to the centre of the car parking area, breaking up the expanse of hard-surfacing in that location. The Council's Landscape Officer has been consulted in regard to the landscape scheme, no comments or further recommendations have been made. It is considered that the proposal provides appropriate landscaping that would integrate the proposal into its site and the surrounding area.

14.10 F) Climate Change

14.10.1 Policy GEN2 of the Local Plan seeks to ensure that the design of new development helps to minimise water and energy consumption. Since the outline application has been approved, the council has adopted an Interim Climate Change Planning Policy. Uttlesford Interim Climate Change Policy sets out a list of Policies of note a demonstration of how developments demonstrate the path towards carbon zero. The NPPF seeks to ensure that new development should avoid increased vulnerability arising from climate change. More so, developments should help to reduce greenhouse gas emissions.

14.10.2 The applicant is committed to the delivery of a scheme which mitigates its impacts, is adaptable and built to high standards. An Energy and Statement has been submitted as part of the application which highlights the key sustainability features that would be incorporated as part of the development, which are supported. These include the use of Solar Photovoltaic modules and Air Source Heat Pumps. The building would be required to comply with Part L 2021, government adopted an approach to deliver a 27% reduction in carbon dioxide emissions compared to Part L 2013 and therefore would be acceptable with regards to helping to reduce greenhouse gas emissions.

14.11 G) Flooding

14.11.1 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.

14.11.2 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.

14.11.3 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 community / sports pavilion building would provide a community space / storage space and facilities for the sports pitches that are to be provided on the adjacent land.

16.2 It is acknowledged that Sport England are not in full support of the proposed design in that the proposal does not provide any team or officials changing rooms to serve the pitches. However, the proposal is restricted in terms of cost the applicant is required to spend on such facilities as part of the original S106 agreement.

16.3 The design, siting and scale of the proposed building, layout of the hard surfacing and soft-landscaping details are considered appropriate for this part of the site. 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 combined community / sports pavilion 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 indicated on the approved plans, has been provided. The vehicle parking area and associated turning area shall be always retained in this form. The vehicle parking area shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

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. Cycle parking shall be provided in accordance with the EPOA Parking Standards. The approved facility shall be secure, convenient, covered and provided prior to occupation and retained at all times.

REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with ULP Policies GEN1 and GEN8 of the Uttlesford Local Plan 2005 (Adopted) and the NPPF 2021.

4. The external materials of construction for the development shall be those as specified on drawing BW193c PL-04 Rev G. The development shall thereafter be implemented in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the appearance of the development and to accord with Policy GEN2 of the Uttlesford Local Plan 2005.

5. The use of the buildings hereby permitted shall not be operated before 07:00 hours or after 22:00 hours Monday to Sunday, including Bank Holidays.

REASON: In order to protect the amenity of adjacent neighbours in accordance with ULP policies GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005).

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: 28397305 Your Ref: UTT/23/0243/DFO

Friday, 03 February 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

Uttlesford District Council
Council Offices
London Road
Saffron Waldon
Essex
CB11 4ER

Our DTS Ref: 23155
Your Ref: UTT/23/0243/DFO

15 February 2023

Dear Sir/Madam

Re: LAND WEST , WOODSIDE WAY, GREAT DUNMOW, DUNMOW, ESSEX, CM6 1SH

Waste Comments

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Supplementary Comments

Foul water and surface water will be discharging into the Anglian Water catchment. Thames Water therefore have no comment.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ
Tel:020 3577 9998

From: [Roy Warren](#)
To: [Planning](#)
Subject: [External] App Ref: UTT/23/0243/DFO: Land West Of Woodside Way, Woodside Way, Dunmow
Date: 22 May 2023 17:05:41

For the attention of Laurence Ackrill
Dear Mr. Ackrill

App Ref: UTT/23/0243/DFO: Land West Of Woodside Way, Woodside Way, Dunmow (Sport England Ref: PA/23/E/UT/63803)

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 in accordance with Schedule 3, Part 5 and Part 7 of the signed S106 Agreement

Thank for the consultation on the amended plans that have been submitted in relation to the above application. I understand that amendments to the plans have been made 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:

- **Pedestrian Access to Sports Pitches:** The amended 'Development Layout' plan 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;
- **Pavilion Layout:** The amended 'Floor Plan & Elevations' relating to the pavilion has improved the layout of the pavilion in relation to the access to the toilets not being through the kitchen and the kitchen and serving hatch being integrated. Furthermore, the goal store being accessible from entrances at both ends is welcomed. However, the Football Foundation has made the following comments on the layout of the pavilion building:
 - The separation of the community building and the pavilion results in duplication of provision of relation to facilities such as toilets, kitchen, survey etc which is not efficient and results in space being lost which could otherwise be used for facilities that have not been proposed such as changing rooms. It also results in a lot of space being lost to the lobby and the corridor which have no functional benefit;
 - The pavilion still does not provide any team or officials changing rooms to serve the pitches;
 - Providing a second male WC in the pavilion that would be designed with just urinals is unusual. It would be preferable to provide more WC cubicles (instead of urinals) which could be gender neutral and therefore more flexible and responsive to meeting the various uses of the building;
 - The inclusion of a chemical storage area within the goal store is unusual. They would usually be stored in a separate maintenance store. If this is to be retained, the chemicals will need to be locked away in accordance with COSHH guidance.

While some of the changes that have been made are welcomed as set out above, there are still concerns about the layout of the pavilion as set out above especially the lack of changing rooms. This will affect whether the pavilion will be fit for purpose and be responsive to the needs of the community. The Football Foundation maintains their previous position that they are concerned that the pavilion does not provide the essential facilities needed to support the use of the football pitches and the outstanding design issues raised above will also cause operational issues. 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

M: 07789 741137

From: [NATS Safeguarding](#)
To: [Planning](#)
Subject: RE: [EXTERNAL] Planning Application Consultation - S UTT/23/0243/DFO [SG05194]
Date: 02 February 2023 14:08:01
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

Our Ref: LSBUD-230203-28397305
Your Ref: UTT/23/0243/DFO

Date: 09-02-2023

For the attention of Mrs Lynn Rusling
Uttlesford District Council
Council Offices
London Road

Saffron Walden
Essex
CB11 4ER

Dear Sirs/Madam

Exolum Pipeline System - Not Affected Response

Thank you for your correspondence enclosing details of your proposals as listed below.

Your Ref: UTT/23/0243/DFO made on 03-02-2023.

Our client, Exolum Pipeline System, does not have apparatus situated within the vicinity of your proposed works, and as such do not have any further comments to make.

Whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and we accept no liability for claims arising from any inaccuracy, omissions or errors contained herein.

Please note that all enquiries relating to Exolum Pipeline System should be forwarded to Exolumpipelinesystem@fishergerman.co.uk

Yours faithfully

For and on behalf of Fisher German LLP
(Exolum Pipeline System Authorised Agent)

Consultee Comments for Planning Application UTT/23/0243/DFO

Application Summary

Application Number: UTT/23/0243/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 a combined community building and sports pavilion and associated landscaping and infrastructure works in accordance with Schedule 3, Part 5 and 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"

Whilst there are no apparent concerns with the layout to comment further we would require the finer detail such as the proposed lighting, boundary treatments and physical security measures. We would welcome the opportunity to consult on this development to assist the developer demonstrate their compliance with this policy by achieving a Secured by Design Commercial award. An SBD award is only achieved by compliance with the requirements of the relevant Design Guide ensuring that risk commensurate security is built into each property and the development as a whole.

Environmental Health Consultee Comments for Planning

Application Number: UTT/23/0243/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: 20th 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 a combined community building and sports pavilion and associated landscaping and infrastructure works in accordance with Schedule 3, Part 5 and 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:

Environmental Noise

A noise impact assessment was carried out at the outline planning stage but it will be necessary for a more detailed assessment to be carried out so that the specific impacts of noise from different parts of the development on each other, and those already the existing can be properly considered. Using the information from the assessment a scheme will need to be drawn up and implemented.

The assessment should quantify the potential impact of noise from the proposed community building, sports pavilion and associated sports use affecting existing and proposed future housing.

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:



Laurence Ackrill
Uttlesford District Council
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Our ref: AE/2023/128006/01-L01
Your ref: UTT/23/0243/DFO
Date: 07 March 2023

Dear Mr Ackrill

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 IN ACCORDANCE WITH SCHEDULE 3, PART 5 AND PART 7 OF THE SIGNED S106 AGREEMENT

LAND WEST OF WOODSIDE WAY WOODSIDE WAY DUNMOW

Thank you for your consultation dated 02 February 2023. We have reviewed the documents as submitted and we have no comment on this application of reserved matters.

We wish to take this opportunity to remind the LPA of our previous responses for applications related to this site which refer to capacity issues at Great Dunmow Water Recycling Centre. Our previous comments and position on this development site still stands.

Previous responses:

UTT/20/1109/DOC
UTT/20/3419/DFO
UTT/21/0118/DOC

Yours Sincerely

Sent: 03 February 2023 08:23

To: Planning <planning@uttlesford.gov.uk>

Subject: [External] LSBUD Ref: 28397305 Your Ref: UTT/23/0243/DFO Planning application - No Objection

Date: 03/02/2023

LinesearchbeforeUdig ref: 28397305

Your ref: UTT/23/0243/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.

Essex County Council
Development and Flood Risk
Waste & Environment
C426 County Hall
Chelmsford
Essex CM1 1QH



Laurence Ackrill
Uttlesford District Council
Planning Services

Date: 22 February 2023
Our Ref: SUDS-006566
Your Ref: UTT/23/0243/DFO

Dear Mr Ackrill,

**Consultation Response –UTT/23/0243/DFO - Land West Of Woodside Way
Woodside Way Dunmow**

Thank you for your email received on 2 February 2023 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, **we do not object** based on the following:

The proposed development will only 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.

We also have the following advisory comments:

- We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below.
<https://www.essex.gov.uk/protecting-environment>

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Summary of Flood Risk Responsibilities for your Council

We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.

- Sequential Test in relation to fluvial flood risk;
- Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);
- Safety of the building;
- Flood recovery measures (including flood proofing and other building level resistance and resilience measures);
- Sustainability of the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.

INFORMATIVES:

- Essex County Council has a duty to maintain a register and record of assets which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.
- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.

- We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

Whilst we have no further specific comments to make at this stage, attached is a standing advice note explaining the implications of the Flood and Water Management Act (2010) which could be enclosed as an informative along with your response issued at this time.

Yours sincerely,

Alison Vaughan
Development and Flood Risk Officer
Team: Development and Flood Risk
Service: Waste & Environment
Essex County Council

Internet: www.essex.gov.uk
Email: suds@essex.gov.uk

Appendix 1 - Flood Risk responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

- Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider the emergency planning and rescue implications of new development in making their decisions.

We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.

- Flood recovery measures (including flood proofing and other building level resistance and resilience measures)

We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.

Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.

Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.

Further information can be found in the Department for Communities and Local Government publications '[Preparing for Floods](#)' and '[Improving the flood performance of new buildings](#)'.

- Sustainability of the development

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.

From: [Martin Mason - Strategic Development Engineer](#)
To: [Laurence Ackrill](#)
Cc: [Councillor Susan Barker](#); [Planning](#); [Eirini Spyratou - Strategic Development Officer](#)
Subject: [External] >> Land West of Woodside Way, Great Dunmow - app ref - UTT/23/0243/DFO
Date: 18 June 2023 19:47:26

Dear Laurence,

Thank you for your re-consultation dated 24th May 2023 and sorry we've been unable to respond before now.

Having reviewed the amended layout, provided the development is carried out in accordance with planning application drawing number BW193c PL-03 Rev. 1, from a highway and transportation perspective the Highway Authority has no comments to make on the proposal.

Note: The proposal is in accordance with the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

Thanks again & best wishes.

Martin

Martin Mason | Strategic Development Engineer
Strategic Development

Essex
Highways

SAFER GREENER HEALTHIER

07919 624331

www.essex.gov.uk/highways





21st April 2023

Laurence Ackrill
Uttlesford District Council

By email only

Thank you for requesting advice on this Details Following Outline 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/23/0243/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 a combined community building and sports pavilion and associated landscaping and infrastructure works in accordance with Schedule 3, Part 5 and Part 7 of the signed S106 Agreement

Dear Laurence,

Thank you for consulting Place Services on the above application.

No objection

Summary

We have reviewed the Plan titled: Detailed planting plan for community building (Job no. PR237, Drawing no.02, Revision B, Matt Lee Landscape Architect, December 2022), Plan titled: Outline landscape proposal for community building (Job no. PR237, Drawing no.01, Revision F, Matt Lee Landscape Architect, June 2022), Ecology Compliance Note Rev B (Southern Ecological Solutions Ltd, December 2022).

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

This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

We approve the mitigation measures identified in the Ecology Compliance Note Rev B (Southern Ecological Solutions Ltd, December 2022), Plan titled: Detailed planting plan for community building



(Job no. PR237, Drawing no.02, Revision B, Matt Lee Landscape Architect, December 2022) and Plan titled: Outline landscape proposal for community building (Job no. PR237, Drawing no.01, Revision F, Matt Lee Landscape Architect, June 2022). These measures are necessary to conserve and enhance protected and Priority species.

We also support the proposed reasonable biodiversity enhancements detailed, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 174d of the National Planning Policy Framework (2021).

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.

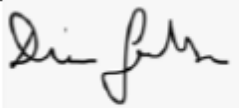
Yours sincerely,

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.

**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/23/0243/DFO	
Date Application Received (including sufficient information as required by Circular 1/03):	02/02/2023	Response Deadline on Consultation	23/02/2023	Date Response Returned:	23/02/2023
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 a combined community building and sports pavilion and associated landscaping and infrastructure works in accordance with Schedule 3, Part 5 and Part 7 of the signed S106 Agreement				
Location:	Land West Of Woodside Way Woodside Way Dunmow			Application Type: RM	
OS Co-ordinates (Eastings/Northings):	561004 / 222083				
Our Reference:	2023/026				
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 subject to the following Condition:</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: 23/02/2023					

he appropriate office for consultation is: