



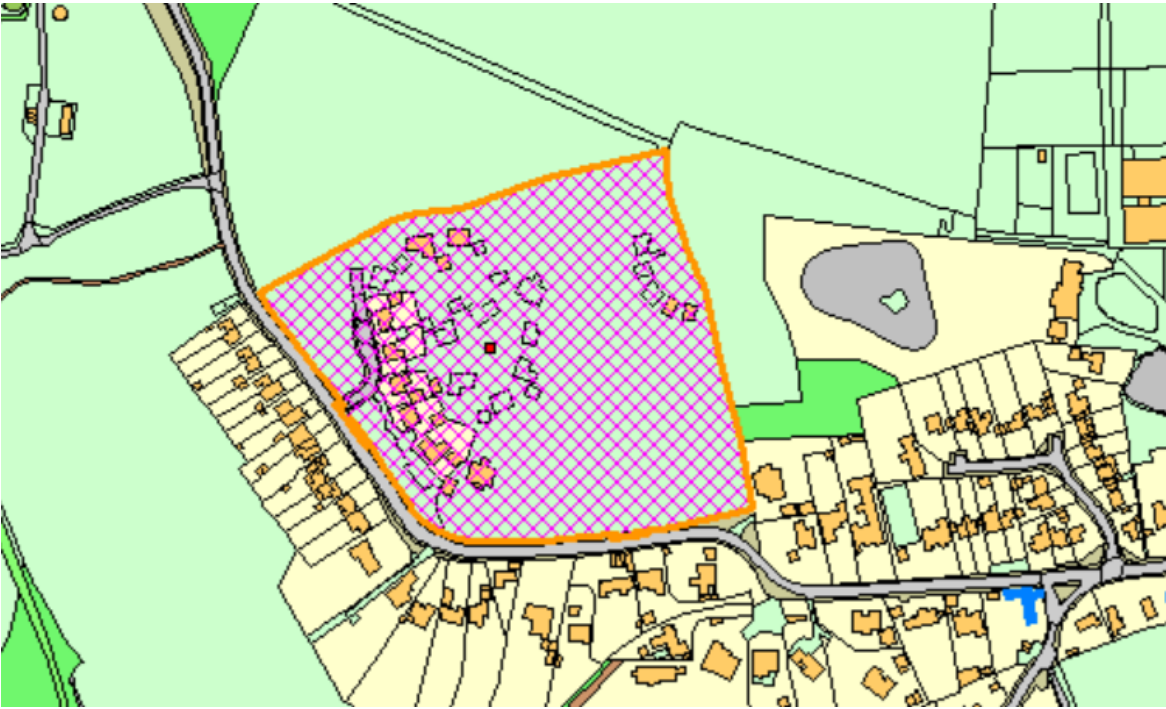
ITEM NUMBER: 10

PLANNING COMMITTEE DATE: 16 October 2024

REFERENCE NUMBER: UTT/24/1855/FUL

LOCATION: Land West of Bury Farm
Station Road
Felsted
Essex

SITE LOCATION PLAN:



© Crown copyright and database rights 2021 Ordnance Survey 0100018688
Organisation: Uttlesford District Council Date: 18 September 2024

PROPOSAL: Section 73 application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctor's surgery and 38 no. dwellings. To be considered in conjunction with UTT/22/1080/FUL) – amendments to originally submitted plans.

APPLICANT: Mulberry Homes (Mrs A McGregor)

AGENT: Mulberry Homes (Mrs G Wilkinson)

EXPIRY DATE: 21 October 2024

EOT Expiry Date -

CASE OFFICER: Mr Avgerinos Vlachos

NOTATION: Within Development Limits (Allocation in Neighbourhood Plan).
Outside Development Limits (Local Plan).
Road Classification (Station Road – Class III).
Within 250m of Local Wildlife Site (Felsted Fen).

REASON THIS APPLICATION IS ON THE AGENDA: Major development.

1. EXECUTIVE SUMMARY

1.1 This a section 73 planning application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/18/2508/OP, for appearance, landscaping layout and scale, for the proposed development of a doctor's surgery and 38 no. dwellings. To be considered in conjunction with UTT/22/1080/FUL) – amendments to originally submitted plans. The proposed amendments are focused on design, scale and layout changes on the health centre (for a full list of the amendments see paragraph 14.3 below). The proposal does not involve any changes to the residential element of the approved scheme.

1.2 The application site is located outside development limits within the countryside for the purposes of the Local Plan but within development limits as one of the housing allocations of the Felsted Neighbourhood Plan (including both residential development and the health centre). As this

application is made under Section 73 of the Town and Country Planning Act, consideration is limited to those matters which vary compared to the extant planning permission, which carries considerable weight as a 'fallback position' given that the development has started.

- 1.3 As the proposal cannot be tested against a fully up-to-date Development Plan, paragraph 11(d) of the National Planning Policy Framework (NPPF) is engaged. The planning balance under paragraph 11(d)(ii) of the NPPF is in favour of the proposal. The benefits of the development would significantly and demonstrably outweigh the adverse effects, and thereby the application should be approved subject to conditions.

2. **RECOMMENDATION**

Approve the variation of condition **subject to** the re-imposition of all other conditions as set out in section 17 of this report.

3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The application site comprises a large parcel of gently sloping (former agricultural) land in the process of development, located outside development limits for the purposes of the Local Plan and within development limits for the purposes of the Felsted Neighbourhood Plan (as one of its housing allocations) between the end of Felsted village and Flitch Green. The site lies to the north and east sides of Station Road on the inside of a gradual bend. Further agricultural land lies to the immediate north of the site, whilst a continuous ribbon of dwellings line Station Road opposite the site extending down and round towards the Felsted treatment works. A continuous native hedgerow runs parallel with the site frontage for its entire length along Station Road. A public footpath runs along the northern boundary of the site at an angle from Station Road across to Bury Farm to the east and beyond. The overall area contains a rural character with various buildings of varying architectural styles, sizes, ages and materials.

4. **PROPOSAL**

- 4.1 This proposal is submitted under Section 73 of the Town & Country Planning Act 1990 to develop land without compliance with condition 1 attached to the extant planning permission UTT/22/1078/DFO. Section 73 application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctor's surgery and 38 no. dwellings. To be considered in conjunction with UTT/22/1080/FUL) – amendments to originally submitted plans.
- 4.2 The application includes the following documents:
- Application form

- Proposed amendments.

5. **ENVIRONMENTAL IMPACT ASSESSMENT**

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

6. **RELEVANT SITE HISTORY**

6.1

Reference	Proposal	Decision
UTT/22/1078/DFO	Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctor's surgery and 38 no. dwellings. To be considered in conjunction with UTT/22/1080/FUL.	Approved with conditions (07.09.2022).
UTT/18/2508/OP	Outline application with all matters reserved, with the exception of access, for a mixed-use development comprising a Doctor's Surgery and a residential development of up to 38 no. new dwellings, new accesses, parking provision, landscaping and associated development.	Approved (25.03.2021).
UTT/22/1080/FUL	Full planning application for landscape planting, drainage attenuation and other supporting infrastructure required in association with application UTT/22/1078/DFO for the development of a new Doctors Surgery and 38 no. dwellings.	Approved with conditions (07.09.2022).
UTT/24/1666/DOC	Application to discharge condition 5 (lighting design scheme) attached to UTT/22/1080/FUL.	Pending consideration.
UTT/24/0583/DOC	Application to discharge condition 12 (Lighting	Discharged in full (03.04.2024).

	Design Scheme) of UTT/22/1078/DFO.	
UTT/23/1612/DOC	Application to discharge condition 13 (archaeology works) attached to UTT/22/1078/DFO.	Discharged in full (02.11.2023).
UTT/23/1611/DOC	Application to discharge condition 13 (Satisfactory completion of fieldwork) attached to UTT/18/2508/OP.	Discharged in full (26.09.2023).
UTT/23/0875/DOC	Application to discharge condition 7 (bound material for footway), 11 (Landscape and Ecological Management Plan) and 15 (electric charging points) attached to UTT/22/1078/DFO.	Discharged in part (18.10.2023).
UTT/23/0874/DOC	Application to discharge condition 4 (Landscape and Ecological Management Plan) and 6 (Biodiversity Enhancement Strategy) attached to UTT/22/1080/FUL.	Discharged in full (28.09.2023).
UTT/23/0873/DOC	Application to discharge condition 11 (Biodiversity Enhancement Strategy) attached to UTT/18/2508/OP.	Discharged in full (18.09.2023).
UTT/22/3115/DOC	Application to discharge condition 6 (Biodiversity enhancement strategy), 8 (scheme to minimise off site flooding), 9 (Maintenance arrangements), 12 (Construction method statement) attached to UTT/22/1080/FUL.	Discharged in part (10.01.2023).
UTT/22/3109/DOC	Application to discharge condition 10 (Updated Preliminary Ecological Appraisal) attached to UTT/22/1078/DFO.	Discharged in full (14.12.2022).
UTT/22/2885/DOC	Application to discharge condition 12 (Archaeological trial trenching) and 13 (Satisfactory completion of fieldwork) attached to UTT/18/2508/OP.	Discharged in part (21.11.2022).

UTT/22/2302/DOC	Application to discharge condition 8 (detailed surface water drainage scheme), 9 (SUDS maintenance plan) and 10 (Surface water management plan) attached to UTT/18/2508/OP.	Discharged in full (20.09.2022).
UTT/22/0165/DOC	Application to discharge condition 12 (Written Scheme of Investigation) attached to UTT/18/2508/OP.	Discharged in part (16.03.2022).

7. PRE-APPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 Paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.

7.2 No formal pre-application discussion has been held with officers of Uttlesford District Council prior to the submission of this application. No statement of community involvement has been submitted prior to the submission of this application. The comments submitted by the parish council and neighbouring occupiers were considered as part of the planning assessment.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 No objections subject to conditions (see full response in **Appendix 1**).

8.2 Safeguarding Authority for Stansted Airport

8.2.1 No objections (see full response in **Appendix 2**).

8.3 National Air Traffic Services

8.3.1 No objections (see full response in **Appendix 3**).

8.4 Local Flood Authority

8.4.1 No comments subject to the previous conditions (see full response in **Appendix 4**).

9. PARISH COUNCIL COMMENTS

9.1 The following comments were received:

- Initial objection to the reduction in parking provision.
- No explanation or justification for the reduction in parking spaces.
- Significant staff and dispensary parking requirements.
- Not consistent with previously approved parking specifications.
- Withdrawal of parking objection following revisions.

10. CONSULTEE RESPONSES

10.1 UDC Housing Enabling Officer

10.1.1 No comments or observations.

10.2 UDC Environmental Health

10.2.1 No objections subject to conditions.

10.3 Place Services (Ecology)

10.3.1 No comments subject to the same conditions.

10.4 Affinity Water

10.4.1 No comments.

10.5 Anglian Water

10.5.1 No comments.

11. REPRESENTATIONS

11.1 A site notice was displayed on site and notification letters were sent to nearby properties. The application was also advertised in the local press.

11.2 Support

11.2.1 No letters of support.

11.3 Object

11.3.1 The following comments were received:

- Inadequate parking provision.
- Lack of public transport.
- Highway safety concerns.
- Improvements to Station Road and local infrastructure necessary.
- No clear detailing of the proposed changes.
- Landscaping not enough to mitigate views and impacts from the development.
- Little ecological consideration.
- Tree planting necessary for visual mitigation and wildlife.

- Overlooking and loss of privacy.
- Overshadowing and loss of light.
- Water coming up from the ground on neighbouring garden may be related to the development.
- Site visit necessary.

11.4 Comment

11.4.1 All material planning considerations raised by third parties have been thoroughly reviewed when considering this application. Land ownership issues and issues around the deliverability of a planning permission are civil matters beyond planning.

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 73 of the Town and Country Planning Act 1990 enables an applicant to apply to develop land without compliance with conditions attached to an extant permission. The Local Planning Authority may amend or remove condition but may not amend any other part of the permission and therefore the original permission remains intact. Therefore, this means that a developer may elect which permission to implement.

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 February 2020)
 Great Dunmow Neighbourhood Plan (made December 2016)

Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)

Thaxted Neighbourhood Plan (made February 2019)

Stebbing Neighbourhood Plan (made July 2022)

Saffron Walden Neighbourhood Plan (made October 2022)

Ashdon Neighbourhood Plan (made December 2022)

Great & Little Chesterford Neighbourhood Plan (made February 2023).

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (December 2023).

13.2 Uttlesford District Local Plan (2005)

S7	The Countryside
GEN1	Access
GEN2	Design
GEN3	Flood Protection
GEN4	Good Neighbourliness
GEN5	Light Pollution
GEN6	Infrastructure Provision to Support Development
GEN7	Nature Conservation
GEN8	Vehicle Parking Standards
ENV3	Open Space and Trees
ENV4	Ancient Monuments and Sites of Archaeological Importance
ENV5	Protection of Agricultural Land
ENV8	Other Landscape Elements of Importance for Nature Conservation
ENV10	Noise Sensitive Development
ENV11	Noise Generators
ENV12	Protection of Water Resources
ENV13	Exposure to Poor Air Quality
ENV14	Contaminated Land
E3	Access to Workplaces
RS1	Access to Retailing and Services
LC3	Community Facilities

13.3 Felsted Neighbourhood Plan

13.3.1 Felsted Neighbourhood Plan was 'made' on 25 February 2020 and is currently pending review which is being undertaken in October 2023. The following policies were considered:

FEL/HN1 – Meeting Housing Needs

FEL/HN3 – Land at Station Road (Bury Farm)

FEL/HN7 – Housing Mix

FEL/HN8 – Habitats Regulations Assessment

FEL/ICH1 – High Quality Design

FEL/ICH3 – Light Pollution
FEL/ICH4 – Avoiding Coalescence
FEL/CW1 – Landscape and Countryside Character
FEL/CW2 – Nature Area, including Felsted Fen
FEL/CW3 – Footpaths, Bridleways and Cycleways
FEL/CW4 – Green Infrastructure
FEL/INF1 – Flood Risk
FEL/VA3 – Infrastructure Priorities

13.4 Supplementary Planning Document or Guidance

- 13.4.1** Uttlesford Local Residential Parking Standards (2013)
Essex County Council Parking Standards (2009)
Supplementary Planning Document – Accessible homes and play space
Supplementary Planning Document – Uttlesford District-Wide Design Code
Supplementary Planning Document – Developer’s contributions
Essex Design Guide
Uttlesford Interim Climate Change Planning Policy (2021)

14. CONSIDERATIONS AND ASSESSMENT

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

- 14.2**
- A) Principle of development and variations (S7, ENV5, LC3, FEL/HN1, FEL/HN3, FEL/ICH4, FEL/CW1, NPPF)**
 - B) Character and appearance / Climate change / Accessibility (GEN2, ENV3, E3, RS1, FEL/ICH1, FEL/CW3, SPD Uttlesford District-Wide Design Code, Essex Design Guide, Interim Climate Change Planning Policy, NPPF)**
 - C) Residential amenity (GEN2, GEN4, GEN5, ENV10, ENV11, FEL/ICH3, Essex Design Guide, NPPF)**
 - D) Access and parking (GEN1, GEN8, parking standards, NPPF)**
 - E) Ecology (GEN7, ENV8, FEL/HN8, FEL/CW2, FEL/CW4, NPPF)**
 - F) Contamination (ENV14, ENV12, ENV13, NPPF)**
 - G) Archaeology (ENV4, NPPF)**
 - H) Flood risk and drainage (GEN3, FEL/INF1, NPPF)**
 - I) Affordable housing, housing mix and planning obligations (H9, H10, GEN6, FEL/HN3, FEL/HN7, FEL/VA3)**
 - J) Other matters**

14.3 Proposed variations:

The proposed amendments to condition 1 (UTT/22/1078/DFO) include:

- Layout changes:
 - Re-positioning and rotation of health centre (west)
 - Reconfiguration of entrance layout to the front of the health centre
 - Erection of electricity substation
 - Re-positioning of some parking spaces (north-east) to accommodate the access to the substation
 - Additional fencing to separate staff areas

- Provision of patient and staff cycle parking.
- Design and scale changes:
 - New building form with three wings of different sizes and pitched roofs
 - Reduced footprint (from 427.9 to 423.2 sqm)
 - Increased height (highest ridge from 5.8 to 7.8 metres)
 - Changes in fenestration and openings.
- Internal alterations (including one additional practice room, waiting areas, toilets, fire escape routes).

14.4 Planning considerations:

14.5 As this application is made under Section 73 of the Town and Country Planning Act, consideration is limited to those matters which vary compared to the extant planning permission, which carries considerable weight as a 'fallback position' given that the development has started.

14.6 The principle of the development was accepted in UTT/18/2508/OP and UTT/22/1078/DFO. Notwithstanding the changes in the housing land supply position and the LPA's Development Plan with the introduction of the Uttlesford District-Wide Design Code (July 2024), there is no material change in circumstances, in policy terms or otherwise, that would alter the view for the development's principle. The site was also part of the housing allocations of the Felsted Neighbourhood Plan that included the doctor's surgery (see policies FEL/HN1 and FEL/HN3).

14.7 The design, scale, layout and form of the proposed amendments shown above would preserve the character and appearance of the area as the removal of the new roof forms would create a visual hierarchy of the built elements and add visual interest to the proposed building, in keeping with the local vernacular. The combination of roof forms helps break up the additional scale and massing of the building from its increased height. The height increase, although material, would not harm the countryside character and appearance of the area and would retain sufficient open spaces within the health centre's plot and the neighbouring boundaries. The proposals would accord with policies S7 and GEN2 of the Local Plan, policies FEL/HN1 and FEL/HN3 of the Felsted Neighbourhood Plan, the Uttlesford District-Wide Design Code (July 2024), and paragraphs 135(a)-(c) and 180(b) of the NPPF.

14.8 Notwithstanding the concerns raised by nearby residents, the proposed amendments would not include any material fenestration changes or changes in the scale of the building that would have any material implications to the residential amenity of any future or neighbouring residents by reason of loss of privacy, light and overbearing effects. The increased height of the health centre would not be detrimental to residential amenities of existing properties given the distances involved in comparison to the closest dwellings of nos. 18 and 23 Station Road and their gardens. The private gardens of the new dwellings would remain of appropriate sizes and there would be no material loss of amenity space for any neighbouring properties. The proposal would comply with

paragraph 135(f) of the NPPF, policies GEN2, GEN4, GEN5 of the Local Plan, and the Essex Design Guide.

- 14.9** The proposed amendments do not include alterations to the approved accesses and they retain the same number of parking spaces (and the same bay sizes), in accordance with policies GEN1 and GEN8 of the Local Plan, paragraphs 115 and 114(b) of the NPPF, and the Essex County Council Parking Standards (2009). The Highway Authority raised **no objections** subject to the same conditions as before in UTT/18/2508/OP and UTT/22/1078/DFO.
- 14.10** Given the nature and extent of the proposed amendments, there shall be no adverse impacts on the remaining planning issues, including ecology, environmental health, climate change mitigation, archaeology and flood risk. The proposals do not involve any changes to the housing element of the extant scheme, and as such, the proposed amendments will not alter the affordable housing provision, the housing mix and the planning obligation that have already been agreed at the outline permission stage (UTT/18/2508/OP).
- 14.11** Consultees responded to the proposed amendments as follows:
- The Safeguarding Authority for Stansted Airport raised **no objections**.
 - The council's housing officer refrained from commenting.
 - Place Services Ecology raised **no objections** subject to the same conditions as before.
 - The Highway Authority raised **no objections** subject to the same conditions as before.
 - Environmental Health raised **no objections** subject to the same conditions as before.
 - The Local Flood Authority raised **no objections** subject to the same conditions as before.
 - Affinity Water and Anglian Water refrained from commenting.
 - National Air Traffic Services raised **no objections**.
- 14.12** The conditions imposed in UTT/18/2508/OP, UTT/22/1078/DFO and UTT/22/1080/FUL shall be re-used, apart from conditions that are repetitions or the conditions around archaeology that have been fully discharged and there is no scope to become compliance conditions. Condition 1 (time limit) and the conditions relating to the reserved matters are deleted given that the development has commenced on the site and the nature of the application as a section 73. Some pre-commencement conditions are re-worded to set a 3-month period for their discharge or compliance given that the development has commenced. Minor rewordings, merging and/or changes shall be made to some conditions, including the reference of the relevant Development Plan policies. More analytically:
- For conditions in UTT/22/1078/DFO:
 - Condition 10 has been discharged in UTT/22/3109/DOC
 - Condition 11 has been discharged in UTT/23/0875/DOC

- Condition 12 has been discharged in UTT/24/0583/DOC
- Condition 13 has been discharged in UTT/23/1612/DOC
- For conditions in UTT/18/2508/OP:
 - Conditions 8, 9, 10 have been discharged in UTT/22/2302/DOC
 - Condition 12 has been discharged in UTT/22/2885/DOC
 - Condition 13 has been discharged in UTT/23/1611/DOC.

14.13 An additional condition for a scheme of accessibility measures for the health centre would be necessary to ensure that both the publicly accessible and staff-only accessible areas within the health centre can accommodate wheelchair users, to maximise social inclusion and accessibility to this workplace and health centre.

14.14 Conclusion:

14.15 Considering the above, the proposed amendments would be acceptable and in accordance with the policies of the adopted Uttlesford Local Plan (2005), the 'made' Felsted Neighbourhood Plan (February 2020), and the NPPF (December 2023). The proposed variation to condition 1 of UTT/22/1078/DFO is acceptable.

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 planning balance in paragraph 11 of the NPPF would remain in favour of the development.

16.2 Consequently, when assessed against the policies in the NPPF taken as a whole, and as there are no other material considerations indicating otherwise, the adverse impacts of the proposal would **not** significantly and demonstrably outweigh the benefits. The proposal would be sustainable development for which paragraph 11(d) of the NPPF indicates a presumption in favour.

17. CONDITIONS

1 TIME LIMIT CONDITION IS DELETED

2 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.

3 Prior to occupation of any dwelling, the northern access shall be formed at right angles to Station Road, to include but not limited to: minimum 5.5 metre carriageway width with appropriate radii (minimum of 6 metres), two 2 metre wide footways, pedestrian crossing points and clear to ground visibility splays as shown on drawing reference number IT1839/TA/02 (REV. B). Such vehicular visibility splays shall be retained free of any obstruction at all times.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway in the interest of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

4 Prior to occupation of any dwelling, the southern access shall be formed at right angles to Station Road, to include but not limited to: minimum 5.5 metre carriageway width with appropriate radii (minimum of 6 metres), 2 metre wide footway, pedestrian crossing point and clear to ground visibility splays as shown on DWG no. IT1839/TA/03 (Rev. A). Such

vehicular visibility splays shall be retained free of any obstruction at all times.

REASON: To ensure that vehicles can enter and leave the highway in a controlled manner and to provide adequate inter-visibility between vehicles using the road junction and those in the existing public highway the interest of highway safety in accordance with ULP Policy GEN1 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 5** Prior to occupation of the development hereby approved, a pedestrian link between the development site and footpath number 55 (Felsted) shall be provided.

REASON: In the interests of accessibility and sustainability in accordance with ULP Policies GEN1 and GEN6 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 6** Prior to occupation of the development hereby approved, improvements to passenger transport infrastructure at the bus stops located adjacent to the site on both sides of Station Road shall be provided, to include where appropriate but not limited to, relocation of the bus stops to a suitable location in the vicinity, raised kerbs, hardstanding, flags, pedestrian crossing points, and any other related infrastructure to be agreed with the Highway Authority and shall be implemented prior to occupation.

REASON: In the interests of reducing the need to travel by car and promoting sustainable development and transport and to ensure vehicles using the proposal site access can enter and leave to highway in a control manner in the interests of highway safety in accordance with ULP Policies GEN1 and GEN6 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 7** The detailed surface water drainage scheme shall be implemented in accordance with the details approved in UTT/22/2302/DOC and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority.

OR

Prior to occupation of the development hereby approved, a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the local planning authority based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development. The scheme should demonstrate compliance with the NSTS and ECC's Sustainable Drainage Systems Design Guide, and should include, but not be limited to:

- o Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been

undertaken in accordance with BRE 365 testing procedure. Please submit infiltration tests that satisfy BRE 365 requirements or similar approved.

- o Limiting discharge rates from the site to as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event for the 1 in 1 year and 1 in 100 year rainfall events.
- o Provide sufficient surface water storage so that the runoff volume is discharged or infiltrating at a rate that does not adversely affect flood risk and that unless designated to flood that no part of the site floods for a 1 in 30 year event, and 1 in 100 year event in any part of a building, utility plant susceptible to water within the development.
- o Provide sufficient storage to ensure no off-site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus climate change event. Provide details of pre- and post-100 year, 6 hour runoff volume.
- o Provision of suitable 'urban creep' allowance
- o Final modelling and calculations for all areas of the drainage system.
- o The appropriate level of treatment for all runoff leaving the site, in line with the CIRIA SuDS Manual C753.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The approved detailed surface water drainage scheme shall subsequently be implemented prior to occupation of the development hereby approved.

REASON: To prevent flooding on the site or elsewhere by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of sustainable urban drainage systems over the lifetime of the development and to provide mitigation of any environmental harm caused to the local water environment, in accordance with ULP Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 8** The Maintenance Plan shall be implemented in accordance with the details approved in UTT/22/2302/DOC and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority.

OR

Prior to occupation of the development hereby approved, a Maintenance Plan detailing the maintenance arrangements, including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed in writing by the Local Planning Authority. Should any part be

maintainable by a maintenance company, details of long-term funding arrangements should be provided.

REASON: To prevent flooding on the site or elsewhere and to ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk in accordance with ULP Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 9** The scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater shall be implemented in accordance with the details approved in UTT/22/2302/DOC and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority.

OR

Prior to occupation of the development hereby approved, a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution shall be submitted to and approved in writing by the local planning authority. The approved scheme to minimise the risk of offsite flooding shall subsequently be implemented prior to occupation of the development hereby approved.

REASON: To prevent flooding on the site or elsewhere, in accordance with ULP Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 10** The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan.

These must be available for inspection upon a request by the Local Planning Authority.

REASON: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk. Works shall be undertaken in accordance with ULP Policy GEN3 of the Uttlesford Local Plan 2005 (adopted), the NPPF 2021 and policy FEL/INF1 of the Felsted Neighbourhood Plan 2020 (Adopted).

- 11** The Biodiversity Enhancement Strategy shall be implemented in accordance with the details approved in UTT/23/0873/DOC and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority.

OR

A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority to accompany any subsequent reserved matters application

The Biodiversity Enhancement Strategy shall include:

- a) Proposed enhancement measures;
- b) Locations of proposed enhancement measures by appropriate maps and plans;
- c) Persons responsible for implementing the enhancement measures;
- d) Details of initial aftercare and long-term maintenance (where relevant).

The works/measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

REASON: To conserve and enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) in accordance with ULP Policies GEN2 and GEN3 of the Uttlesford Local Plan (adopted 2005), and the National Planning Policy Framework (2023).

- 12** Prior to occupation of the development hereby approved, details of all hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out in full accordance with the approved details prior to occupation of the development hereby approved.

The landscaping details to be submitted shall include:

- a) proposed finished levels (earthworks to be carried out);
- b) means of enclosure of the land (boundary treatments including photographs);
- c) hard surfacing and other hard landscape features and materials (including photographs);
- d) existing trees, hedges or other soft features to be retained;
- e) details of planting or features, including specifications of species, sizes, planting centres, number and percentage mix;
- f) details of siting and timing of all construction activities to avoid harm to all nature conservation features;
- g) management and maintenance details.

All planting, seeding or turfing and soil preparation comprised in the above details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings, the completion of the development, or in agreed phases whichever is the sooner, and any plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation. All landscape works shall be carried out in accordance with the guidance contained in British

Standards, unless otherwise agreed in writing by the local planning authority.

REASON: To preserve the character and appearance of the area, to provide appropriate details for the soft and hard landscaping features, and to safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies S7, GEN2, GEN4, the Essex Design Guide, the adopted Uttlesford District-Wide Design Code (2024), and the National Planning Policy Framework (2023).

- 13** 5% of the dwellings hereby approved shall be built to Category 3 (wheelchair user) housing M4 (3)(2)(a) wheelchair adaptable. The remaining dwellings approved by this permission shall be built to Category 2: Accessible and adaptable dwellings M4 (2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition.

REASON: To ensure accessibility and social inclusion, in compliance with ULP Policy GEN2(c) of the Uttlesford Local Plan 2005, the adopted SPD Accessible Homes and Playspace, and the National Planning Policy Framework (2023).

- 14** Dwellings and non-residential buildings shall not be occupied until such time as their associated vehicle parking area indicated on the approved plans, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking areas and associated turning areas shall be retained in this form at all times. The vehicle parking 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 in writing by 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 GEN8 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

- 15** Dwellings and non-residential buildings shall not be occupied until such time as their associated cycle parking (indicated on the approved plans) has been provided.

REASON: To ensure appropriate bicycle parking is provided, in accordance with policy GEN8 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

- 16** In phase with the provision of the spine road an adoptable footway/cycleway link with a minimum width of 3 metres should be provided to the north of plots 20 and 21. It should be clear that this is for public use and offered for adoption.

REASON: To provide connection across the development and to the PROW for dwellings to the west, in accordance with policy GEN1 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

- 17** A scheme of traffic calming for a 20 miles-per-hour zone shall be provided on the spine road in phase with the delivery of the spine road.

REASON: In the interests of highways safety, in accordance with policy GEN1 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

- 18** Prior to occupation of the development hereby approved, the footway/cycleway to the south of the site should be provided and have a minimum width of 2.5 metres.

REASON: To provide a walking and cycling connection across the development in the interests of highway safety and connectivity, in accordance with policy GEN1 of the Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

- 19** Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway. Thereafter, the gates shall be retained as such at all times.

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety, in accordance with the adopted Uttlesford Local Plan Policies GEN1, GEN8, the adopted Uttlesford Local Residential Parking Standards (2013), the adopted Essex County Council Parking Standards: Design and Good Practice (2009), and the National Planning Policy Framework (2023).

- 20** Within three (3) months from the date of this permission, an updated Preliminary Ecological Appraisal shall be submitted to and approved in writing by the local planning authority. This will contain additional precautionary mitigation measures and/or works to reduce potential impacts to protected and priority species during the construction phase.

The review shall be informed by further ecological surveys commissioned to:

- i. establish if there have been any changes in the presence and/or abundance of protected and Priority species and
- ii. identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will

be submitted to and approved in writing by the local planning authority prior to the occupation of the development hereby approved.

The development will then be carried out in accordance with the proposed new approved ecological measures and timetable.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, section 17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, the National Planning Policy Framework (2023), and policy FEL/CW4 of the Felsted Neighbourhood.

- 21** The Landscape and Ecological Management Plan (LEMP) shall be implemented in accordance with the details approved in UTT/23/0875/DOC unless otherwise agreed in writing by the local planning authority.

OR

Prior to occupation of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority.

The LEMP shall include:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

Thereafter, the LEMP shall be implemented in accordance with the approved details.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, section 17 of the Crime and Disorder Act 1998, in accordance with the adopted Uttlesford Local Plan Policies GEN7, ENV8, the National Planning Policy Framework (2023), and policy FEL/CW4 of the Felsted Neighbourhood.

- 22** The lighting design scheme for biodiversity shall be implemented in accordance with the details approved in UTT/24/0583/DOC unless otherwise agreed in writing by the local planning authority.

OR

Prior to occupation of the development hereby approved, a lighting design scheme for biodiversity in accordance with General Note: 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority.

The scheme shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Thereafter, all external lighting shall be installed in accordance with the specifications and locations set out in the approved scheme and shall be maintained in accordance with the scheme at all times. Under no circumstances should any other external lighting be installed without prior consent in writing from the local planning authority.

REASON: To conserve and enhance protected and priority species and habitats and allow the local planning authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 (priority habitats & species) as updated by the Environment Act 2021, section 17 of the Crime and Disorder Act 1998, in accordance with the

adopted Uttlesford Local Plan Policies GEN7, ENV8, and the National Planning Policy Framework (2023)

- 23** Notwithstanding the provisions 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.

REASON: In the interests of flight safety, in accordance with the adopted Uttlesford Local Plan Policy GEN5, and the National Planning Policy Framework (2023).

- 24** Prior to occupation of the development hereby approved (including the non-residential use), a fully wired and connected electric vehicle charging point shall be provided on site for each dwelling and another electric vehicle charging point shall be provided for every four (4) parking spaces for the health centre. Thereafter, the charging points shall be maintained as such at all times.

REASON: To encourage the use of electric vehicles for better air quality, in accordance with the National Planning Policy Framework (2023).

- 25** Notwithstanding any provisions to the contrary, prior to occupation of 60% of the residential dwellings approved under this permission:

(i) Details of the works granted permission under UTT/22/1080/FUL for landscape planting, sustainable drainage attenuation and other supporting infrastructure required in association with application UTT/22/1078/DFO shall be submitted to the local planning authority for approval in writing; and

(ii) The works approved in sub-paragraph (i) of this condition shall be completed and operational to the satisfaction of the local planning authority.

REASON: To ensure the simultaneous delivery and implementation of the works granted under this permission and application reference: UTT/22/1080/FUL, in accordance with the National Planning Policy Framework (2023).

- 26** Notwithstanding any provisions to the contrary, the design, layout and scale of the health centre and associated land hereby approved shall be in accordance with the approved drawings (reference numbers 21-3135-002 Rev A; AT23018.P.010B; AT23018.P.012A; AT23018.P.013; and AT23018.P.011A) unless otherwise agreed in writing by the local planning authority.

REASON: To ensure consistency between all the approved drawings with regard to the design, layout and scale of the health centre and associated land, in accordance with the National Planning Policy Framework (2023).

- 27** If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the developer shall notify immediately and in writing the Local Planning Authority. Any land contamination identified shall be remediated to the satisfaction of the local planning authority prior to occupation of the development hereby approved to ensure that the site is made suitable for its end use.

REASON: To ensure the development will not harm human health, the water environment and other receptors, in accordance with the adopted Uttlesford Local Plan Policies GEN2, ENV14, and the National Planning Policy Framework (2023).

- 28** Within three (3) months from the date of this permission, a Construction Method Statement (CMS) shall be submitted to and approved in writing by the local planning authority. The statement shall specify the provisions to be made for the control of noise and dust emanating from the site and shall be consistent with the best practicable means as set out in the Uttlesford Code of Development Practice. Thereafter, the approved CMS shall be adhered to throughout the construction period.

REASON: To safeguard residential amenities, in accordance with the adopted Uttlesford Local Plan Policies GEN2, GEN4, ENV10, ENV11, and the National Planning Policy Framework (2023).

- 29** Within three (3) months from the date of this permission, a scheme of accessibility measures with appropriate drawings for the health centre hereby approved shall be submitted to and approved in writing by the local planning authority. Thereafter, the approved scheme of accessibility measures shall be implemented prior to occupation of the health centre for its use.

REASON: To provide an environment which meets the reasonable needs of all potential users, to ensure the highest standards of accessibility to all and social inclusion, in accordance with policies GEN2(c), E3 and RS1 of the adopted Uttlesford Local Plan (2005), and the National Planning Policy Framework (2023).

APPENDIX 1 – ESSEX COUNTY COUNCIL HIGHWAYS

UTT/24/1855/FUL [S73 application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctors surgery and 38 dwellings. To be considered in conjunction with UTT/22/1080/FUL) - amendments to originally submitted plans] Land West Of Bury Farm Station Road Felsted Essex

Dear Avgerinos,

Thank you for sending details of the above planning application.

I can confirm that the highway authority has no adverse comments to make to vary condition 1 (approved plans) of UTT/22/1078/DFO, however requests that all highway related conditions from UTT/22/1080/FUL, UTT/22/1078/DFO and UTT/18/2508/OP are applied to the UTT/24/1855/FUL consent (should permission be granted).

Kind regards

Eirini Spyratou | Strategic Development Engineer (Secondment)

Essex
Highways 

SAFER GREENER HEALTHIER

APPENDIX 2 – SAFEGUARDING AUTHORITY FOR STANSTED AIRPORT

From: Diane Jackson <Diane.Jackson@magairports.com>
Sent: Friday, August 2, 2024 12:31 PM
To: Planning <planning@uttlesford.gov.uk>
Subject: [External] >> CONSULTATION RESPONSE: UTT/24/1855/FUL

Appn. No.: UTT/24/1855/FUL

Our Ref.: 2024/191

Proposal: S73 application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctors surgery and 38 dwellings. To be considered in conjunction with UTT/22/1080/FUL) – amendments to originally submitted plans

Location: Land West Of Bury Farm Station Road Felsted

Dear UDC,

Thank you for consulting with the aerodrome safeguarding authority for Stansted Airport; we have no objection to this Variation.

Sincerely,

MAG Aerodrome Safeguarding Team

Stansted Airport | East Midlands Airport | Manchester Airport

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

m: 07565 178221

e: SafeguardingMAN@magairports.com

www.magairports.com



Disclaimer

The information contained in this email and accompanying data are intended only for the person or entity to which it is addressed and may contain confidential and / or privileged material. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete all copies of this message and attachments.

Any statements or email signatures contained in this email shall not bind MAG contractually unless specifically stated.

Please note that MAG monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

For more information about the MAG Group please visit; <http://www.magworld.co.uk>

Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport,

Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 100 N LaSalle St, Suite 900, Chicago, IL 60602.

Disclaimer

The information contained in this email and accompanying data are intended only for the person or entity to which it is addressed and may contain confidential and / or privileged material. If you are not the intended recipient of this email, the use of this information or any disclosure, copying or distribution is prohibited and may be unlawful. If you received this in error, please contact the sender and delete all copies of this message and attachments.

Any statements or email signatures contained in this email shall not bind MAG contractually unless specifically stated.

Please note that MAG monitors incoming and outgoing mail for compliance with its Information Security policy. This includes scanning emails for computer viruses.

For more information about the MAG Group please visit; <http://www.magworld.co.uk>

Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 100 N LaSalle St, Suite 900, Chicago, IL 60602.

APPENDIX 3 – NATIONAL AIR TRAFFIC SERVICES

From: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Sent: Thursday, July 25, 2024 10:22 AM
To: Planning <planning@uttlesford.gov.uk>
Subject: >> RE: [EXTERNAL] Planning Application Consultation - S UTT/24/1855/FUL [SG26892]

Our Ref: SG26892

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

E: natssafeguarding@nats.co.uk
4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL
www.nats.co.uk



-----Original Message-----

From: planning@uttlesford.gov.uk <planning@uttlesford.gov.uk>
Sent: Thursday, July 25, 2024 9:45 AM
To: NATS Safeguarding <NATSSafeguarding@nats.co.uk>
Subject: [EXTERNAL] Planning Application Consultation - S UTT/24/1855/FUL

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Please See Attached

NATS Public

If you are not the intended recipient, please notify our Help Desk at Email Information.Solutions@nats.co.uk immediately. You should not copy or use this email or attachment(s) for any purpose nor disclose their contents to any other person.

NATS computer systems may be monitored and communications carried on them recorded, to secure the effective operation of the system.

Please note that neither NATS nor the sender accepts any responsibility for viruses or any losses caused as a result of viruses and it is your responsibility to scan or otherwise check this email and any attachments.

NATS means NATS (En Route) plc (company number: 4129273), NATS (Services) Ltd (company number 4129270), NATSNAV Ltd (company number: 4164590) or NATS Ltd (company number 3155567) or NATS Holdings Ltd (company number 4138218). All companies are registered in England and their registered office is at 4000 Parkway, Whiteley, Fareham, Hampshire, PO15 7FL.

APPENDIX 4 – ESSEX COUNTY COUNCIL LOCAL FLOOD AUTHORITY

-----Original Message-----

From: Suds <suds.mail@essex.gov.uk>

Sent: 02 September 2024 16:32

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

Subject: [External] >> RE: Consultation Response - UTT/24/1855/FUL (SUDS-007656)

Dear Avgerinos,

Thank you for consulting us on UTT/24/1855/FUL - S73 application to vary condition 1 (approved plans) of UTT/22/1078/DFO (Reserved matters application, following approval of UTT/22/1078/DFO, for appearance, landscaping layout and scale, for the proposed development of a doctors surgery and 38 dwellings. To be considered in conjunction with UTT/22/1080/FUL) - amendments to originally submitted plans.

In accordance with what has been previously agreed for UTT/22/1078/DFO and UTT/22/1080/FUL we have no comments to make in relation to application UTT/24/1855/FUL. We would however recommend any drainage conditions imposed on the earlier consents are copied and secured for this application.

Kind regards,

Gemma

Gemma Parson (she/her)

Development and Flood Risk Officer

Environment Climate Action | Climate & Adaptation | GI & SuDS

Adr: E1 County Hall, Chelmsford, Essex, CM1 1QH

<https://url.uk.m.mimecastprotect.com/s/etdrCR6OAFJQDQs9f4C1CgxA?domain=flood.essex.gov.uk>

<https://url.uk.m.mimecastprotect.com/s/vOcFCVOAGH7XnXtzhGCEy3KM?domain=essexdesignguide.co.uk>

<https://url.uk.m.mimecastprotect.com/s/kts-CW6LJF2xLxIKIPCoF7or?domain=essex.gov.uk>

Upcoming leave: 9th, 10th, 13th, 16th, 17th and 20th September.

-----Original Message-----

From: planning@uttlesford.gov.uk <planning@uttlesford.gov.uk>

Sent: Thursday, July 25, 2024 9:44 AM

To: Suds <suds.mail@essex.gov.uk>

Subject: Planning Application Consultation - S UTT/24/1855/FUL (SUDS-007656)

CAUTION: This is an external email.