



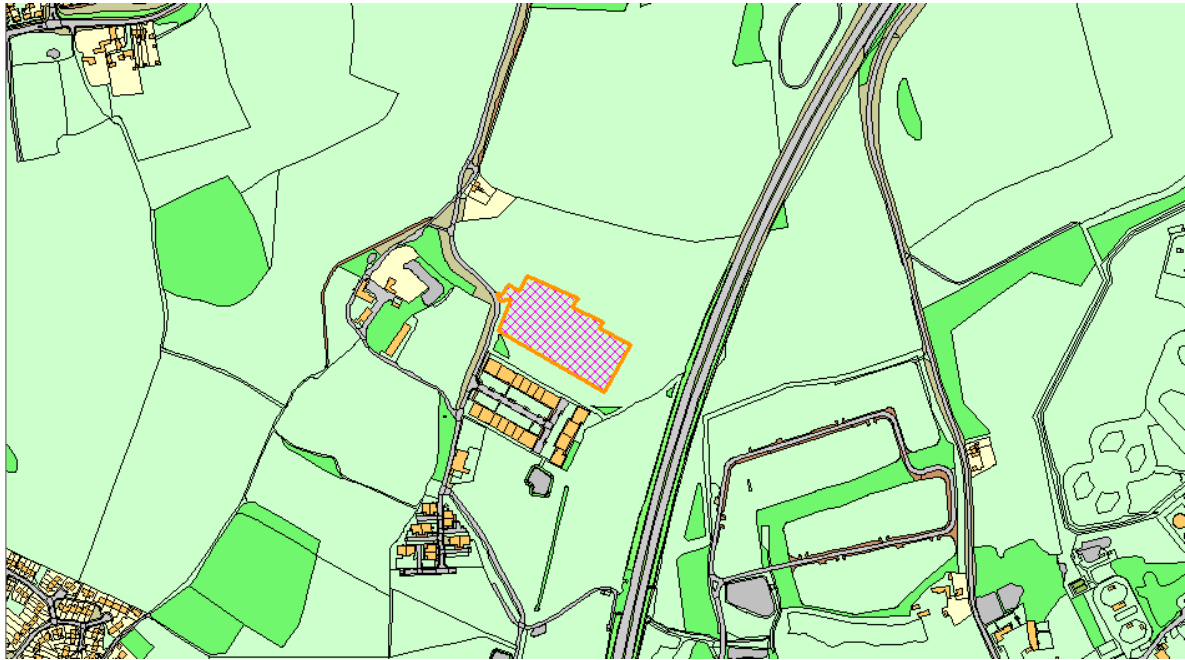
**ITEM NUMBER:** 6

**PLANNING COMMITTEE DATE:** 11 December 2024

**REFERENCE NUMBER:** UTT/24/1333/FUL

**LOCATION:** Land North of M11 Business Link  
Parsonage Lane  
STANSTED

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 23 Oct 2024**

**PROPOSAL:** Change of use from agricultural field to 3 no. football pitches, car parking, site access, a storage container, associated works and landscaping

**APPLICANT:** Threadneedle Curtis Limited

**AGENT:** Montagu-Evans

**EXPIRY DATE:** 3<sup>rd</sup> October 2024

**EOT EXPIRY DATE:** 18<sup>th</sup> November 2024

**CASE OFFICER:** Maria Shoesmith

**NOTATION:** Green Belt/Countryside, within 6km of Stansted Airport, Minerals Safeguarding Area, near SSSI zone

**REASON THIS APPLICATION IS ON THE AGENDA:** Major application

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## **1. EXECUTIVE SUMMARY**

- 1.1** The proposed development forms part of the proposed mitigation that has been agreed as part of the planning permission secured in January 2023 for provision of 195,000sqm of commercial / employment floorspace across a 61.86ha site on land to the north of Stansted Airport (UTT/22/0434/OP). The mitigation for alternative provision and mitigation of the loss of a football pitch of the northside site was secured under the associated S106 Agreement to planning consent UTT/22/0434/OP.
- 1.2** The proposed development is limited to meet the needs of the Elsenham Youth Football Club. The application site has been purchased as a permeant resolution to relocate the football pitches for the Club. The proposed development is in accordance with Local Plan Policies LC1, LC3 and LC4 in terms of the provision of an outdoor sports facility of which the Club are unencumbered in terms of its use due to restrictions and more formal specific facility, home grounds for them.
- 1.3** The proposed development is an acceptable use and is a described exemption in Greenbelt policy. The implications of the development in terms of relocating the Club from Northside as part of the Northside

development mitigation would allow the delivery of a significant strategic employment use. Significant weight to this and consider this to be a very special circumstance in its own right in accordance with the NPPF.

- 1.4** The principle of the development is acceptable and in accordance with Local Plan Policy S6 and the NPPF, also in terms of Policies Policy E4 and ENV5 in terms of the use of agricultural land and agricultural land diversity.
- 1.5** Sports England was consulted of the application of which confirm that they raised no objections.
- 1.6** The design, layout and siting of the football facility is standard using minimal land for the facility, minimalizing the concerns with regards to planning Policies E4, ENV5, S6 and GEN2, and the NPPF.
- 1.7** Due to the distance the proposals are set away from the heritage assets and that there is existing screening in the form of natural vegetation between the application site and the asset, it is considered that the proposals would not result in harm upon the setting of the heritage Farmhouse. No objections raised by the Conservation Officer. The proposals comply with Policy ENV2 of the Uttlesford District Local Plan as Adopted 2005 and the Framework.
- 1.8** No objection has been raised by the Crime Prevention Officer.
- 1.9** The proposed development is set furthest away from residential properties, closer to commercial units to minimise its impact, whilst still being near the main settlement and accessible. No lighting is proposed as part of the development and therefore this would reduce any impact upon amenity. This would also control the hours of play particularly during winter months. Any nuisance during construction is likely to be limited subject to the submission of a construction management plan, and hours of operation being restricted. This could be conditioned should planning permission be granted.
- 1.10** No objection has been raised by Environmental Health. The proposal is in accordance with Local Plan Policies GEN2, GEN4 and GEN5.
- 1.11** The site is sustainable and well served by the wider network in this location, which is discussed fully in paragraph 14.6.4.
- 1.12** The impact is considered acceptable to the local and strategic network, with sufficient parking being provided. No objections have been raised by National Highways or ECC Highways Authority, subject to conditions. As a result, the proposed development is acceptable in highways terms subject to conditions and is in accordance with Local Plan Policies GEN1, GEN2 and GEN8, also the NPPF.

- 1.13 There are no trees on site that would be impacted from the proposed development. No objections have been raised by the Landscape Officer, Aerodrome Safety or MAG in respect of landscaping.
- 1.14 Minimal impact is considered in terms of ecology and BNG of which mitigations measures have been proposed. No objections have been raised by Place Services Ecology subject to conditions.
- 1.15 The landscape details are acceptable and in accordance with Local Plan Policies GEN7 and GEN2 and the NPPF.
- 1.16 No risk of flooding has been identified to result from the proposed development in consideration of its nature. Therefore, the scheme is in accordance with Local Plan Policy GEN3 and the NPPF.
- 1.17 In consideration of the above the development is acceptable and in accordance with both local plan and NPPF policies. Therefore, the development is recommended for approval subject to conditions.

## 2. **RECOMMENDATION**

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

**And**

If the freehold owner shall fail to enter into such an agreement, the Strategic Director of Planning shall be authorised to **REFUSE** permission following the expiration of a 6 month period from the date of Planning Committee.

## 3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The application site consists of an area of approximately 2ha of agricultural farmland. The site forms part of a wider holding by the applicant which has been purchased to meet the mitigation needs of the strategic major applications development of Northside. Northside is located approximately 0.5km to the east of the site as the crow flies.
- 3.2 The site is predominately surrounded by countryside located within designated Greenbelt. To the south and adjacent to the site is the M11 Business Link hub. West is Parsonage Farmhouse and associated farm buildings. This together with Parsonage Farm Cottages to the north approximately 160m are the nearest residential properties.

**3.3** The application site is located between Stansted Mountfitchet is located to the north of the site whilst the Village of Birchanger is located south west of the proposal. The M11 motorway is located adjacent to and to the east of the scheme with the airport and associated activities beyond.

**3.4** The nearest Listed buildings is at Parsonage Farm which roughly 160m away from the site at its nearest point. The nearest conservation area is the centre of Stansted Mountfitchet which is located approximately 1.5km to the northwest of the Sit. The site is also located in flood zone 1.

#### **4. PROPOSAL**

**4.1** The proposal development is for the provision Full planning permission for the change of use from agricultural field to 3no. football pitches, car parking, site access, a storage container, associated works and landscaping. This will consist of;

- Development of 3no. football pitches;
- 17m x 10m area to accommodate off-street parking;
- 2.6mm high x 6m length x 2.5m wide storage container;
- 3m high perimeter ball stop fencing; and
- Access from Parsonage Road

**4.2** The proposed development forms part of the proposed mitigation that has been agreed as part of the planning permission secured in January 2023 for provision of 195,000sqm of commercial / employment floorspace across a 61.86ha site on land to the north of Stansted Airport (UTT/22/0434/OP). The mitigation for alternative provision and mitigation of the loss of a football pitch of the northside site was secured under the associated S106 Agreement to planning consent UTT/22/0434/OP. The Section 106 seeks the following mitigation measures;

**viii. Provision of 3G pitch at Forest Hall Park School to specified standards:**

### **1. Forest Hall School 3G Artificial Grass Pitch and supporting changing and car/cycle parking facilities**

Prior to implementation of any development on the existing playing pitches land, planning permission will be secured for a 3G Artificial Grass Pitch with supporting changing/toilet and car/cycle parking facilities ("the 3G Facility").

The development of the 3G Artificial Grass will accord with the Minimum Facility Specification to be provided following agreement with the Football Foundation/Essex County FA.

Use of the 3G Facility to accord with a Community Use Agreement Principles document to cover matters such as pricing policy, hours of community use, priority users (i.e. Elsenham Youth FC, indicative programme of use etc.

Community Use Agreement to be drafted post committee in consultation with:

- SM Parish Council
- UDC
- BMAT/Forest Hall School
- Sport England
- Football Foundation/ECFA

Above parties to form a Steering Group for the purposes on implementation.

Any planning permission for the 3G Facility to include a planning condition requiring a community use agreement to be submitted and approved prior to first occupation which will need to accord with the agreed Community Use Agreement principles.

The 3G Facility will be implemented and made available for use within a defined period of time in accordance with the Planning Permission, the EYFC Relocation Scheme (including transitional arrangements) the Minimum Facility Specification and Community Use Agreement unless otherwise agreed in writing.

The applicant would be expected to work in partnership with stakeholders to minimise risks of delay and uncertainty and take all reasonable steps to secure suitable transitional arrangements for, and which are acceptable to, EYFC to enable continuity.

### **2. Alternative Playing Field Mitigation Scheme**

In the event that planning permission for the 3G Facility cannot be secured or subsequently cannot be implemented prior to implementation of any development on the existing playing pitches land, details of an Alternative Playing Field Mitigation Scheme will need to be submitted to and approved by UDC in consultation with Sport England and subsequently implemented in accordance with the EYFC Relocation Scheme and other details unless otherwise agreed in writing.

### 3. Elsenham Youth Football Club Relocation Scheme

Prior to completion of the Section 106 agreement details of the EYFC Relocation Scheme to be agreed with UDC in consultation with Sport England and for the agreed Relocation Scheme, including any transitional measures, to be subsequently implemented prior to any development on the playing pitches land on the application site unless otherwise agreed in writing.

To consist of a short statement setting out details of the club's current use of the pitches on the application site and details of where this use will be relocated to following closure of the site in order to demonstrate continuity of pitch provision for the club. The Applicant should work in partnership with EYFC and local facility operators to agree such details,

### 4. Elsenham Recreation Ground Playing Field Improvement Scheme

Prior to implementation of any development on the playing pitches land on the application site, a feasibility study for qualitative improvements to the playing pitches at Elsenham Recreation Ground will need to be prepared in consultation with Sport England. Based on the recommendations of this feasibility study, details of a Playing Field Improvement Scheme at Elsenham Recreation Ground including a construction specification and implementation programme will need to be submitted to and approved by UDC in consultation with Sport England. The agreed playing field improvement scheme will need to be implemented within a timescale to be agreed by UDC in consultation with Sport England.

### 5. Alternative Recreation Ground Playing Field Improvement Scheme

In the event that a playing field improvement scheme at Elsenham Recreation Ground cannot be agreed following the completion of the feasibility study, details of an alternative playing field improvement scheme will need to be submitted to and approved by UDC in consultation with Sport England and subsequently implemented within a time period to be agreed by UDC in consultation with Sport England.

- 4.3 The application site has been purchased as a permanent resolution to relocate the football pitches for Elsenham Youth Football Club.
- 4.4 Access will be taken from Parsonage Lane.
- 4.5 The proposed three football pitches would provide varied arrangement of provision by consisting of;
- 106m x 70m over 18 / Adult Football (11v11)
  - 88m x 56m under 13 / 14 (11v11)
  - 79m x 53m mini soccer (9v9)
- 4.6 As part of the proposed provision of the pitches remedial works are required to alter and upgrade the ground conditions in order to make the land usable and suitable. A plan showing the cross sections of ground levels and how they would be amended. Top northern section (#4) of the field would be reduced by approximately 0.4m, there would be marginal changes to the ground levels in section 3, whereas in area 2 there is a



small section that will see up to 62cm in ground level change. Zone 1 will see more ground level alteration of an increase of up to 92cm in an area.

- 4.7 A 3m high fence is proposed to stop the football from leaving the area of play. The fence will be to current Football Association technical requirements. The fencing proposed will be steel open mesh of dark moss green colour to reduce its visual impact.
- 4.8 A storage container is proposed to provide secure storage for play equipment.
- 4.9 The following documents form part of the planning submission;
- Transport Statement
  - Technical Information to Support Planning
  - Suds Checklist
  - Preliminary Ecological Appraisal
  - Planning Statement
  - Netpave Technical Specification
  - Great Crested Newt Report
  - Flood Risk Assessment
  - BNG Metric & Biodiversity Net Gain Design Stage Report

**Drawings:**

- Fence And Container Elevations - Drawing Number 05
- Proposed Site Sections - Drawing Number 04
- Existing Site Levels - Drawing Number 02
- Location Plan - Drawing Number 01 revision 01
- Revised Proposed Plan - Drawing Number 03 Revision 02
- Site Overview plan – TA03 (22.11.2024)

**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. However, this development is linked and forms mitigation to the Northside development consent, which had an Environmental Impact Assessment.

**6. RELEVANT SITE HISTORY**

- 6.1 A search of Council's records indicates that there is no relevant history on the application site however the following recorded planning history is of relevance:
- 6.2 UTT/16/3601/SO - request for an EIA Scoping Opinion for "the demolition of existing structures and buildings at land northwest of the airport (referred to as 'Stansted Northside') and development of a new logistics centre with general industrial and storage / distribution uses to complement activities

at Stansted". The opinion was based on approximately 55ha of which up to 43ha was proposed to be developed. – Opinion given

- 6.3** UTT/21/3180/SO - Request for Scoping opinion for proposed development of a logistics hub comprising of approximately 195,100m<sup>2</sup> (2.1 million square feet((ft<sup>2</sup>)) (Gross Internal Area (GIA)) of floorspace which shall comprise of Class B8 (storage or distribution) Class B2 (general industrial) and Class E (commercial business and service) (the Proposed Development)
- No opinion given following the submission of UTT/22/0434/OP
- 6.4** UTT/22/0434/OP – Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f) and associated access/highway works, substation, strategic landscaping and cycle route and other associated works with matters of layout, scale, appearance and other landscaping reserved
- Approved subject to conditions and S106 Agreement 9.8.2023
- 6.4.1** A number of local and wider major schemes have been granted planning permission of which have been highlighted and taken into account within the EIA which had been assessed as part of the assessment of the outline planning report at the time. The most relevant to this development is below;
- 6.5** UTT/23/2187/DFO - Reserved matters comprising external appearance, layout, scale and landscaping for Phase 1 pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising 22,637sqm (GEA) commercial / employment floorspace predominantly within Class B8 Classes E(g) and Class B2, car parking, cycle storage, servicing, plant areas, landscaping and other associated works – Approved subject to conditions 8.03.2024
- 6.6** UTT/23/2032/FUL - Construction of a 3G Artificial Grass Pitch, perimeter fencing, hardstanding including surface car and cycle parking, access road, flood lighting, a storage container, access ramp, associated works and landscaping at The Mountfitchet High School, Forest Hall Road, Stansted – Approved subject to conditions 19.12.2023
- 6.7** **Phase 2 Planning Applications - Approved subject to conditions 30.09.2024;**
- 6.7.1** UTT/24/0897/DFO - Reserved matters comprising external appearance, layout, scale and landscaping for Option 4 of Phase 2 pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising commercial / employment floorspace predominantly within Class B8 Classes E(g) and

Class B2, car parking, cycle storage, servicing, plant areas, landscaping and other associated works. Part Discharge of planning conditions 5 (Landscape Management Plan), 7 (materials), 21 (Cycle Access), and 38 (Drainage) pursuant to Outline Planning permission ref: UTT/22/0434/OP

**6.7.2** UTT/24/0902/DFO - Reserved matters comprising external appearance, layout, scale and landscaping for Option 3 of Phase 2 pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising commercial / employment floorspace predominantly within Class B8 Classes E(g) and Class B2, car parking, cycle storage, servicing, plant areas, landscaping and other associated works. Part Discharge of planning conditions 5 (Landscape Management Plan), 7 (materials), 21 (Cycle Access) and 38 (Drainage), pursuant to Outline Planning permission ref: UTT/22/0434/OP

**6.7.3** UTT/24/0904/DFO - Reserved matters comprising external appearance, layout, scale and landscaping for Option 1 of Phase 2 pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising commercial / employment floorspace predominantly within Class B8 Classes E(g) and Class B2, car parking, cycle storage, servicing, plant areas, landscaping and other associated works. Part Discharge of planning conditions 5 (Landscape Management Plan), 7 (materials), 21 (Cycle Access) and 38 (Drainage) pursuant to Outline Planning permission ref: UTT/22/0434/OP

**6.7.4** UTT/24/0906/DFO - Reserved matters comprising external appearance, layout, scale and landscaping for Option 2 of Phase 2 pursuant to Outline Planning Permission ref: UTT/22/0434/OP; comprising commercial / employment floorspace predominantly within Class B8 Classes E(g) and Class B2, car parking, cycle storage, servicing, plant areas, landscaping and other associated works. Part Discharge of planning conditions 5 (Landscape Management Plan), 7 (materials), 21 (Cycle Access) and 38 (Drainage) pursuant to Outline Planning permission ref: UTT/22/0434/OP

**6.8** A number of Discharge of Condition applications have been submitted following conditions at outline and reserved matters for Phase 1 relating to materials, aerodrome safeguarding, lighting, air quality, landscaping and BNG.

## **7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

**7.1** There have been numerous discussions between the applicant and the LPA and Sports England regarding the delivery of the sports provision mitigation.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

**8.1** **Highway Authority – No objections subject to condition**

**8.2** **National Highways - No objection**

**8.2.1** ***Further information required. (29.07.2024)***

**8.2.2 Further NH comments dated 25.09.2024**

National Highways has been appointed by the Secretary of State for Transport as a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

**8.2.3** This response represents our formal recommendations with regards to the above application UTT/24/1333/FUL and has been prepared by Dr Shamsul Hoque.

**8.2.4** Recommended Non-Approval  
National Highways recommended that the application should not be approved until 29 November 2024.

**8.2.5** Reason:  
In my last response (dated 29 July 2024) mentioned, “The development of the three football pitches will form the main training facilities for Elsenham Football Club, which will be used in addition to their existing facilities at Elsenham and a replacement to their Northside recreation ground.” With this proposed development, National Highways primary concern will be for the highway’s safety related to the M11, part of the SRN.

**8.2.6** After our last response, we are still waiting for those outstanding safety concern raised previously. National Highways recommends that the application is not determined before 29 November 2024 to allow sufficient time for the above matters to be addressed. If we are in a position to provide a formal response earlier, we will withdraw this recommendation accordingly.

**8.2.7 Further NH comments dated 18.10.2024 – No objection**  
National Highways offer no objection.

**8.2.8** Reason:  
Thank you for providing a response (dated 03 October 2024) to National Highways planning queries raised on 29 July 2024. The information provided confirms the following:

- Most of those predicted trips would be on the local road network.
- The proposed surface water drainage will not connect into any drainage associated with the M11 (SRN).
- There would be no significant impact on the M11.

Therefore, based on the above we are in a position to withdraw our holding recommendation and recommend no objection instead.

### **8.3 Local Flood Authority – No comments**

**8.3.1** Thank you for consulting us on the above application. As the development is classed as a minor development as the proposed hardstanding does not exceed 1000sqm, we do not wish to provide formal comment on this application.

### **8.4 NATS – No Objection**

**8.4.1** No safeguarding objections raised.

### **8.5 Sport England – No Objection subject to condition**

#### **8.5.1 Initial comments dated 29.07.2024**

While the proposal offers potential to meet our Playing Fields Policy on replacement playing field proposals, further information is requested to allow an informed assessment to be made. Sport England's position in the interim of this information being provided would be an objection.

**8.5.2** The application offers potential in principle to accord with exception 4 of our Playing Fields Policy and paragraph 103 of the NPPF hen assessed in the context of it being a replacement playing field proposal. The Football Foundation also considers that the proposals offer potential to be acceptable in principle as a replacement site for the Stansted Airport playing field. The Essex County FA has consulted Elsenham Youth FC and the club is also understood to be supportive in principle of this proposal as a replacement site.

**8.5.3** However, as set out above, it is not possible to make a fully informed assessment of the quantity and quality of the replacement playing field. As set out above, the following information is requested:

- An amended site plan (to scale) which shows the pitch dimensions and the distances between the pitches accounting for the above advice.
- Consideration be given to extending the site to allow more space for pitch rotation/recovery and to future proof the potential for the club to provide a pavilion at a later date.
- The referenced feasibility study is provided which covers the initial 12 months maintenance regime recommendations.
- Consideration be given to providing additional parking provision to help avoid an overspill issue.

**8.5.4** While it is not essential that details of the tenure/management of the site and phasing/delivery are submitted in support of this application as they will be required to meet the separate requirements of the section 106 agreement relating to planning permission UTT/22/0434/OUT, it would be helpful if information could be provided to allow the above assessment to be completed.

**8.5.5** An objection is therefore made to the application in its current form. I would be willing to review this position if the application if further information was provided as set out above. The applicant would be recommended to engage with Sport England to discuss the above matters before making any submissions to address these matters.

**8.5.6** If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

**8.5.7 Further comments received 25.10.2024**

In our initial formal response dated 29th July 2024 an objection was made to the application on the basis that insufficient information had been provided to make a fully informed assessment of the quantity and quality of the replacement playing field proposed. The information submitted seeks to address these concerns. I have consulted the Football Foundation and considered the information submitted and would provide the following comments of how the information respond to the issues raised in my initial response:

- An amended site plan (to scale) which shows the pitch dimensions and the distances between the pitches accounting for the above advice. The amended 'Proposed Plan' clearly shows the pitch dimensions, the run-off areas and the spectator areas and is considered acceptable.
- Consideration be given to extending the site to allow more space for pitch rotation/recovery and to future proof the potential for the club to provide a pavilion at a later date. The applicant's explanation of why there is a tight boundary around the site is noted. In view of the size of the proposed playing field exceeding the area of the playing field at the Stansted Airport site, this matter would not be pursued further.
- The referenced feasibility study is provided which covers the initial 12 months maintenance regime recommendations. The submitted feasibility study demonstrates that the quality of the replacement playing field would be greater than the playing field at the Stansted Airport site. This is therefore considered acceptable subject to a planning condition being imposed to require the submission and approval of a construction specification for the playing field works which accords with the recommendations in the study.
- Consideration be given to providing additional parking provision to help avoid an overspill issue. The applicant's explanation of the car parking proposals is acceptable subject to this being supported by the Highway Authority. The applicant has therefore positively responded to the information requested in our previous response and the issues raised have satisfactorily been addressed.

**8.5.8** However, following a further review of the submitted 'Proposed Plan', the Football Foundation has raised a concern about the security of the proposed area for the storage container that would provide the club's sports equipment. As the container would provide the club's machinery/equipment for pitch maintenance and potentially other equipment such as goals it will need to be protected especially as this is a more remote and isolated site than the Stansted Airport site that will be more vulnerable from a security perspective. This could be addressed if a minor amendment could be made to the alignment of the 3m high fence line around the playing pitches to incorporate the area proposed for the container. If this matter could be addressed, Sport England would be in a position to review its position on the planning application. **In the interim, our position would remain as an objection.**

**8.5.9 Further comments received 7.11.2024**

Further to my previous formal response dated 25th October 2024 I can advise that the amended 'Sports Pitches Proposed Plan has addressed the outstanding query that I had about the security fencing around the storage container. As all of my previous queries have now been addressed I am now able to review Sport England's position on the planning application.

**8.5.10** As advised in our initial formal response dated 29th July 2024, the application offers potential in principle to accord with exception 4 of Sport England's Playing Fields Policy [https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing\\_fields\\_policy](https://www.sportengland.org/guidance-and-support/facilities-and-planning/planning-sport?section=playing_fields_policy) and paragraph 103 of the NPPF when assessed in the context of it being a replacement playing field proposal. Now that all of the information that was requested to allow an informed assessment of the proposals to be made against exception 4 of our policy.

**8.5.11** I can confirm that the proposals would in principle meet all of the criteria in this exception. Therefore, the proposed replacement playing field on the application site would when assessed against the Stansted Airport Playing Fields that would be lost as part of planning permission UTT/22/0434/OUT provide a new area of playing field of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better accessibility and management arrangements.

**8.5.12** Consequently, the proposal would meet exception 4 of the policy and I can therefore confirm that Sport England **withdraws its objection** to this application subject to a planning condition being imposed on any planning permission to address the following matter:

- Playing Field Construction Specification: While Sport England and the Football Foundation support the recommendations in the submitted Feasibility Study prepared by NTS for the construction of the new playing field, as set out in section 5.3 of the study report, there is a need for a detailed design specification to be prepared as the feasibility

study would not be suitable as a basis for a construction contract. In order to ensure that the contractor that delivers the new playing field follows a specification which accords with the feasibility study report recommendations, a planning condition will need to make provision for a contractor's specification including an implementation programme to be submitted and approved so that it can be checked by the Council and Sport England with respect to whether the detailed proposals accord in practice with the advice set out in the feasibility study. Sport England would expect the submitted specification to make provision for an independent agronomist to assess the works following their completion and for any issues identified by the agronomist to be rectified prior to handover of the pitches to Elsenham Youth FC. It is therefore requested that a planning condition along the following lines is imposed on any planning permission:

- 8.5.13** “Prior to commencement of construction of the playing field hereby permitted a contractor's specification for the detailed design of the playing field works prepared in accordance with the approved ‘Elsenham Football Club Feasibility Study for Natural Turf Pitch Relocation (prepared by NTS), dated 14th August 2023’ which includes a maintenance programme and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing field works shall be implemented in accordance with the approved specification and implementation programme.

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

- 8.5.14** The applicant would be encouraged to discuss the details prepared for meeting the requirements of the above condition with Sport England in advance of making a formal submission.

- 8.5.15** If you wish to amend the wording of the condition or use another mechanism in lieu of the conditions, please contact us to discuss. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

- 8.5.16** As set out in our previous response dated 29th July 2024, details of the proposed tenure/management of the site and phasing/delivery of the replacement playing field if approved will be required to meet the separate requirements of the section 106 agreement relating to planning permission UTT/22/0434/OUT

- 8.5.17** If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

- 8.6 Manchester Airport Group – No comments received**



**8.7 Stansted Aerodrome Safety – No objection subject to conditions**

**8.8 Thames Water – No comment**

**9. STANSTED PARISH COUNCIL COMMENTS**

**9.1** Whilst the Parish Council supports the principle of the re-provision of the football pitches lost as a result of the Stansted North development, we share the concerns raised and detailed by Sport England in their objection. These include:

- a) Insufficient area of land to enable flexible and effective use of the space and no area available for the provision of a pavilion.
- b) Insufficient area for car parking.
- c) Uncertainty regarding security of tenure and timescale for delivery.
- d) Allowing the Football Federation sight of the feasibility study undertaken by National Turf Solutions.

**10. CONSULTEE RESPONSES**

**10.1 UDC Environmental Health – No objection**

**10.1.1** The Council has no reason to believe this site is contaminated and is not aware of any potentially contaminative past use, however, it is the developer's responsibility to ensure that final ground conditions are fit for the end use of the site therefore a condition is requested.

**10.2 Place Services (Ecology) – No Objection subject to conditions**

**10.2.1** Holding objection due to insufficient ecological information on European Protected species (Great Crested Newts) and Priority species (Skylark)

**10.2.2 *Further Comments 14.11.2024***

No objection subject to securing biodiversity mitigation and enhancement measures.

**10.3 Crime Prevention Officer - Neutral**

**10.3.1** It is important that design and security specifications are risk commensurate and provide an effective and realistic level of physical security that is commensurate with the risk posed by crime.

**10.3.2** The applicant should therefore take precautionary measures in securing both the shipping containers and the gates for the three pitches to prevent theft of equipment or unauthorised use of the facilities. We therefore recommend padlocks that meet either "Sold Secure" or "Secured by Design" standard are used at the site, Secured by Design - Secured by Design provides details.

- 10.3.3** Furthermore, Essex Police note that the development does not extend to providing toilet facilities and consequently we are interested in what arrangements will be available for those needing to use a toilet.
- 10.3.4** A lack of toilet facilities may lead to anti-social behaviour or place people in a vulnerable position.
- 10.4** **Essex Police Strategic Planning - No comments received**
- 10.5** **Essex County Council - Waste and Minerals - No Comment**
- 10.5.1** The Mineral Planning Authority has no comment to make in relation to this application as the area of the proposed development site located within the Essex sand and gravel Mineral Safeguarding Area is below the minimum Minerals Local Plan 2014: Policy S8 threshold of 5ha.
- 10.6** **Essex Wildlife Trust – No comments received**
- 10.7** **UDC Landscape Officer/Arborist – No Objection (Verbal Comments)**
- 10.7.1** No objection. No landscaping recommended due to nature of the site and ground level amendments are acceptable.
- 10.8** **Place Services (Conservation and Heritage) – No objection**
- 10.8.1** “With regard to built heritage and conservation, the proposed change of use from existing agricultural land to development of 3no. football pitches and associated infrastructure is considered acceptable.
- 10.8.2** The Site does not contain designated heritage assets and is not within a Conservation Area. There is a collection of Grade II listed buildings in proximity of the Site (approx. 160m west of the site) but these are screened by existing vegetation. The proposed use aligns with the open nature of the existing Site therefore in my opinion, I do not consider the change of use to cause harm to the character and setting of the listed buildings in proximity.
- 10.8.3** The proposed storage container provides a low intervention solution which minimises infrastructure required to erect a building to serve the same purpose. Furthermore, the proposed green colour for the storage container and fencing is a thoughtful approach to help reduce the visual impact of these items.
- 10.8.4** Please note, these comments relate to built heritage only and do not consider archaeology.”
- 10.9** **Place Services (Archaeology) – No comments received**
- 11.** **REPRESENTATIONS**

**11.1** The application was formally consulted to the public by displaying a site notice, sending letters to adjoining and adjacent occupiers and placing an advert in the local paper. No representations were received.

## **12. MATERIAL CONSIDERATIONS**

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

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

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

### **12.3 The Development Plan**

**12.3.1** 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 (2023)

### **13.2 Uttlesford District Local Plan 2005**

**13.2.1**

S6	Metropolitan Green Belt
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
E4	Farm diversification: alternative use of farmland
ENV2	Development affecting Listed Building
ENV3	Open Space and Trees
ENV5	Protection of Agricultural Land
ENV11	Noise Generators
ENV13	Exposure to Poor Air Quality
ENV14	Contaminated land
LC1	Loss of sports fields and recreational facilities
LC3	Community facilities
LC4	Provision of outdoor sport and recreational facilities beyond settlement boundaries

**13.3 Neighbourhood Plan**

**13.3.1** There is not 'made' Neighbourhood Plan for the area

**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 playspace  
 Supplementary Planning Document – Developer's contributions  
 Essex Design Guide  
 Uttlesford Interim Climate Change Policy (2021)  
 Uttlesford Design Code (2024)

**14. CONSIDERATIONS AND ASSESSMENT**

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

- 14.2**
- A) Principle of development**
  - B) Design**
  - C) Amenity**
  - D) Highways**
  - E) Landscape & Nature Conservation**
  - F) Drainage**

### **14.3 A) Principle of development**

- 14.3.1** Prior to the assessment of this application, it is important to understand the background and need for the proposals.
- 14.3.2** The Applicant secured a resolution to grant planning permission (ref: UTT/22/0434/OUT) in January 2023 to provide 195,000sqm of commercial / employment floorspace across a 61.86ha site on land to the north of Stansted Airport. Part of that site includes an area of open space that was used as grass football pitches. The pitches were leased to Eisenham Youth Football Club.
- 14.3.3** The resolution to grant includes a legal obligation to relocate Eisenham Youth Football Club. The Applicant has engaged directly with UDC, Sport England, the FA, and Active Essex to identify a suitable site for relocation. Forest Hall School has been identified as part of this feasibility exercise as a suitable potential location. A planning application was submitted and granted consent at the Forest Hall School site, however the cost and complexity in delivering the football pitches at the school have dramatically increased making the viability and delivery difficult. As a result, an alternative option has been provided through this planning application submission.
- 14.3.4** The application site is located outside the settlement boundary limits of Stansted Mountfitchet and is within the Metropolitan Green Belt as defined by the Local Plan.
- 14.3.5** The main issues are:  
a) whether the proposal would be inappropriate development in the Green Belt;  
b) its effect on the openness of the Green Belt; and  
c) whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances required to justify the proposal.
- 14.3.6** The National Planning Policy Framework identifies a number of purposes for the Green Belt including safeguarding the countryside from encroachment by inappropriate development.
- 14.3.7** The NPPF highlights the function of the Green Belt;  
  
“**143.** Green Belt serves 5 purposes:  
(a) to check the unrestricted sprawl of large built-up areas;  
(b) to prevent neighbouring towns merging into one another;  
(c) to assist in safeguarding the countryside from encroachment;  
(d) to preserve the setting and special character of historic towns; and  
(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”

- 14.3.8** Primarily other than preventing urban sprawl by keeping the land permanently open the essential characteristic is their openness and permanence. (paragraph 142 NPPF).
- 14.3.9** The Framework explains in paragraph 152 that inappropriate development, is by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 14.3.10** The Framework defines development which is not inappropriate in paragraphs 154 and 155. This includes the provision of appropriate facilities for outdoor and recreation so long as the facilities preserve the openness of the Green Belt and does not conflict with the purposes of including land within it. Local Policy S6 of the Uttlesford District Local Plan is broadly consistent with the aims and objective as set out in the Framework. The principle of the proposals is thereby appropriate as it forms one of the exceptions of paragraph 154, however, whether it results in detrimental harm upon the openness and character of the Green Belt will be assessed further below in this report.
- 14.3.11** Referring to Local Policy LC1 of the Uttlesford District Local Plan, this stipulates that the development will not be permitted if it would involve the loss of sports fields or other open spaces for recreation unless the replacement facilities to be provided are a betterment to the local community or that the existing facilities are no longer required. Local Plan Policy LC3 (Community Facilities) states that community facilities will be permitted on a site outside settlements so long as there is a demonstrated need for the facility, the need cannot be met within the boundaries and the site is well related to a settlement.
- 14.3.12** Local Plan Policy LC4 relates to outdoor sports and recreation facilities outside of settlements boundaries. It states that the following;
- “The following developments will be permitted:
- a) Outdoor sports and recreational facilities, including associated buildings such as changing rooms and club-houses;
  - b) Suitable recreational after use of mineral workings.”
- 14.3.13** The application site is an agricultural field which is open, part of the enjoyment of the wider countryside, with a Public Right of Way PROW 45\_27 bypassing the site at the northern cottages toward the Farm. The proposed scheme would be for an alternative enhanced sports provision albeit specifically for and the relocation of the Elsenham Youth Football Club. The minimal associated fence being erected and storage container will be both of a dark green colour blending into the landscape as much as possible. The ground works to level the field as much as possible to make it usable and fit for football pitches is also considered to be minimal. The proposed development would be seen against also the backdrop of the M11 and the M11 Business Link. The proposed use, works and associated structures are therefore in accordance with the NPPF and Local Plan

Policy S6 in terms of retaining and protecting the openness of the green belt and is considered to be appropriate development.

- 14.3.14** Uttlesford District Council has also published a Playing Pitch Strategy and Action Plan (2019). Within this it identifies that a recommendation to investigate the use of available land for pitches to support Elsenham Youth FC.
- 14.3.15** As the proposed development would see the relocation of the football grounds of Elsenham Youth Football Club and on more suitable grounds. The proposed development is in accordance with Local Plan Policies LC1, LC3 and LC4.
- 14.3.16** Local Plan Policy E4 relating to Farm Diversification: Alternative use of Farmland - the Local Plan states that alternative uses for agricultural land will be permitted where the following criteria are met:
- The development includes proposals for landscape and nature conservation enhancement;
  - The development would not result in a significant increase in noise levels or other adverse impacts beyond the holding;
  - The continued viability and function of the agricultural holding would not be harmed;
  - The development would not place unacceptable pressures on the surrounding rural road network (in terms of traffic levels, road safety countryside character and amenity).
- 14.3.17** Policy ENV5 relating to the protection of agricultural land states *“Development of the best and most versatile agricultural land will only be permitted where opportunities have been assessed for accommodating development on previously developed sites or within existing development limits. Where development of agricultural land is required, developers should seek to use areas of poorer quality except where other sustainability considerations suggest otherwise”*
- 14.3.18** The Planning Statement highlights *“In the context of this Application, the Proposed Development involves the loss of land defined as agricultural land. It is understood the land is currently Grade 2 and 3, as per Appendix A, falling within the definition of “best and most versatile agricultural land” set out by Annex 2 of the NPPF. It is clear that the land is currently not within operational use and its loss should therefore be deemed not “significant” in relation to Chapter 15 objectives to secure and enhance the natural environment.”* Other than the Forest Hall School site which is not viable there is no other alternative locations which are close to Stansted Mountfitchet settlement and the Northside site where the Club were based and thereby the principle of the scheme is considered to be in accordance with Policy E4 and ENV5.
- 14.3.19** The proposal is sustainable in terms of Paragraph 11 of the NPPF by which the scheme would fulfil a social in terms of a community/sports facility, economic in that it will attract visitors to the area and local investment, also

an environmental role of which the site is located near the settle of Stansted, near good transport links and would not cause environmental or visual harm.

**14.3.20** The Planning Statement states “*The relocation of Elsenham Youth Football Club from the existing facility at land to the North of Stansted will ‘unlock’ a significant parcel for employment space on an allocated site. This would provide a substantial contribution to the economic objective as is wholly consistent with paragraph 8 of the NPPF.*” This statement is agreed with as part of the S106 Agreement for the Northside scheme was the relocation of the football pitches and without this in place it will stagnate the redevelopment of Northside and the delivery of employment land. I attach significant weight to this and consider this to be a very special circumstance in its own right in accordance with the NPPF.

**14.3.21** Sports England was consulted of the application of which confirm that they raised no objections subject to condition as a result of further information being submitted.

#### **14.4 B) Design**

**14.4.1** 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 131 ‘*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.

**14.4.2** The proposed development has been prepared in accordance with published Design Guidance Notes (The Football Association (FA) / Sport England).

**14.4.3** The design, layout and siting of the football facility is standard using minimal land for the facility, minimalising the concerns with regards to planning Policy E4 and ENV5 as well as Policy S6.

**14.4.4** In terms of the visual impact of the fencing, the elevation will consist of a weld mesh design comprising see-through mesh, coloured moss green. This type is commonly installed around sports pitches and permits light and views throughout, reducing the visual impact of the fencing. No floodlighting is proposed.

**14.4.5** No objection has been raised by the Crime Prevention Officer.

**14.4.6** The proposals comply with Policy GEN2 of the Uttlesford District Local Plan as Adopted 2005 and the Framework in respect to the design and appearance of the proposals.



- 14.4.7** Harm to the significance of a heritage asset is discussed at paragraphs 195-214 of the NPPF in which the extent of harm can either be ‘substantial’ or ‘less than substantial’ respectively.
- 14.4.8** Paragraph 200 of the National Planning Policy Framework (“NPPF”) states: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance... Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment..."*
- 14.4.9** Local Plan Policy ENV2 states that development affecting listed buildings should be in keeping with its scale, character and surroundings.
- 14.4.10** There is no statutorily listed building on site, nor does it fall within a conservation area.
- 14.4.11** Due to the distance the proposals are set away from the heritage assets and that there is existing screening in the form of natural vegetation between the application site and the asset, it is considered that the proposals would not result in harm upon the setting of the heritage Farmhouse.
- 14.4.12** As per paragraph 214 of the Framework, any identified harm needs to be balanced against the public benefits. Due to the above it is not considered necessary in this case.
- 14.4.13** Nonetheless, the relocation of Elsenham Youth Football Club from the existing facility at land to the North of Stansted will ‘unlock’ a significant parcel for employment space on an allocated site. This would provide a substantial contribution to the economic public benefits.
- 14.4.14** The proposed development will provide significantly improved facilities for the enjoyment of Elsenham Youth Football Club. The scheme will provide all year-round access to sporting facilities in a safe and secure environment and thus provide further public benefits.
- 14.4.15** No objections have been raised by the Conservation Officer.
- 14.4.16** Should there be minimal harm it is considered that the benefits of the scheme outweigh this and thus the proposals comply with Policy ENV2 of the Uttlesford District Local Plan as Adopted 2005 and the Framework

## **14.5 C) Amenity**

- 14.5.1** Policy GEN4 - Good neighbourliness states that *“Development and uses, whether they involve the installation of plant or machinery or not, will not be permitted where:*
- a) noise or vibrations generated, or*
  - b) smell, dust, light, fumes, electro magnetic radiation, exposure to other pollutants; would cause material disturbance or nuisance to occupiers of surrounding properties”* also;
- 14.5.2** Policy GEN5 relating to Light pollution seeks *“Development that includes a lighting scheme will not be permitted unless:*
- a) The level of lighting and its period of use is the minimum necessary to achieve its purpose, and*
  - b) Glare and light spillage from the site is minimised.”*
- 14.5.3** Local Plan Policy ENV11 states *“Noise generating development will not be permitted if it would be liable to affect adversely the reasonable occupation of existing or proposed noise sensitive development nearby, unless the need for the development outweighs the degree of noise generated.”* Paragraph 191 of the NPPF highlights that; *“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*
- (a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life 69 ;*
  - (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
  - (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*
- 14.5.4** The Transport Statement highlights that *“The proposed pitches are expected to be operational during weekend primarily focussed on Saturday and Sunday mornings, plus mid-week training sessions during the evening. The proposal of the pitches does not include floodlights and as such during the winter, the pitches will not be operational in evening periods”*. The proposed development is set furthest away from residential properties, closer to commercial units to minimise its impact, whilst still being near the main settlement and accessible. No lighting is proposed as part of the development and therefore this would reduce any impact upon amenity. This would also control the hours of play particularly during winter months.

**14.5.5** Any nuisance during construction is likely to be limited subject to the submission of a construction management plan, and hours of operation being restricted. This could be conditioned should planning permission be granted.

**14.5.6** No noise issues have been raised by Environmental Health. The proposal is in accordance with Local Plan Policies GEN2, GEN4 and GEN5.

## **14.6 D) Highways**

**14.6.1** Policy GEN1 relating to Access seeks that *“Development will only be permitted if it meets all of the following criteria:*

*a) Access to the main road network must be capable of carrying the traffic generated by the development safely.*

*b) The traffic generated by the development must be capable of being accommodated on the surrounding transport network.*

*c) The design of the site must not compromise road safety and must take account of the needs of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired.*

*d) It must be designed to meet the needs of people with disabilities if it is development to which the general public expect to have access.*

*e) The development encourages movement by means other than driving a car.”*

**14.6.2** Paragraph 115 of NPPF says *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”* And Paragraph 117 states that *“All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.”*

**14.6.3** Transport Statement (TS) has been prepared by JPP Consulting Limited and submitted in support of the application. The TS looks at the development of the three football pitches will form the main training facilities for Elsenham Football Club, which will be used in addition to their existing facilities at Elsenham and a replacement to their Northside recreation ground.

**14.6.4** The site whilst located out of the settlement boundaries, it is well served as are the adjacent commercial units. It is located off Forest Hall Road, near the M11, A120 and B1383, with Stansted Railway Station located just over 1.5km away from the site which is walkable in terms of pavement provision between the station and Forest Hall Road. Parsonage Lane has wide

green verges. There are various bus services that lead to Stansted, which would lead to walking from Forest Hall Road to the site. The railway station as is a large area of the village stated to falls within 15minute walking distance isochrone. There is a bridleway no.27 (Stansted Mountfitchet) which leads from Church Road Stansted (pass the application site) through to Birchanger Village. The 20-minute cycle isochrone shows a larger area covering near villages of Ugley, Manuden, Farnham, Birchanger, Elsenham, Takeley, and Bishop Stortford. The location of the application site is sustainable, providing alternative travel options.

**14.6.5** In terms of the usage of the proposed pitches it is highlighted in the Transport Statement *“The proposed pitches are expected to be operational during weekend primarily focussed on Saturday and Sunday mornings, plus mid-week training sessions during the evening. The proposal of the pitches does not include floodlights and as such during the winter, the pitches will not be operational in evening periods..... It is our understanding that the proposed three pitches could be used simultaneously during training or when fixtures are being played on either a Saturday or Sunday morning. In terms of users (and therefore the maximum number of vehicles that could be generated by the proposed development), the following calculation has been undertaken and based on the total number of users based on each pitch being used simultaneously, as this usage would generate the worst-case scenario of users...*

**14.6.5.1 Pitch 1 (106m x 70m adult pitch – 11v11):**

- Players per side = 11
- Subs per side = 7
- Managers per side = 1
- Spectators per side (approx. 90% of player numbers) = 10
- Total per side = 29
- Officials = 3
- **TOTAL = 61**

Average car occupancy = 2 persons, therefore  $61 / 2 = 31$  **vehicles**

**14.6.5.2 Pitch 2 (U13/U14 88m x 56m – 11v11):**

- Players per side = 11
- Subs per side = 4
- Managers per side = 1
- Spectators per side (approx. 90% of player numbers) = 10
- Total per side = 29
- Officials = 3
- **TOTAL = 61**

Average car occupancy = 2 person, therefore  $61 / 2 = 31$  **vehicles**

**14.6.5.3 Pitch 3 (Mini-Soccer, 79m x 53m – 9v9):**

- Players per side = 9
- Subs per side = 7 (maximum allowed)
- Managers per side = 1
- Spectators per side = (approx. 90% of player numbers) = 8

- Total per side = 25
- Officials = 3
- **TOTAL = 53**

Average car occupancy = 2 persons, therefore 65 / 2 = **33 vehicles**

**14.6.5.4** Total Combined Usage = **95 Vehicles (and three pitches being used simultaneously)**

**14.6.6** Local Plan Policy GEN8 relating to parking seeks “*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 Supplementary Planning Guidance “Vehicle Parking Standards”....*” The Essex Parking Standards (2009) seek the following;

**Standard:**

Use	Vehicle	Cycle	PTW	Disabled
Min/Max/Advised	Maximum	Minimum	Minimum	Minimum
Cinema	1 space per 5 seats	10 spaces plus 1 space per 10 vehicle space	1 space, + 1 per 20 car spaces (for 1 <sup>st</sup> 100 car spaces), then 1 space per 30 car spaces (over 100 car spaces)	<b>200 vehicle bays or less</b> = 3 bays or 6% of total capacity, whichever is greater, <b>Over 200 vehicle bays</b> = 4 bays plus 4% of total capacity
D2 – other uses	1 space per 20 sqm	10 spaces plus 1 space per 10 vehicle space		
Team sports (outdoor sports pitches)	20 spaces per pitch plus 1 space per 10 spectator seats	10 spaces plus 1 space per 10 vehicle space		
Swimming Pools, Gyms, Sports Halls	1 space per 10 sqm of public area	10 spaces plus 1 space per 10 vehicle space		
Golf Clubs	3 spaces per hole	Individual merit		
Other Sports facilities	Individual merit	Individual merit		

**14.6.7** “*The TS notes that in line with the relevant parking guidance, there would be a requirement for 103 car parking spaces. However, taking account of the trip generation calculation undertaken in the TS, the Proposed Development would generate a maximum of 95 vehicles. 103 spaces would therefore represent a significant overprovision.*”

**14.6.8** The parking area proposed would provide 18 formal parking spaces equivalent to that provided at Northside. These would be to special standard bay size of 2.4m x 4.8 to minimise the amount of land take and impact upon the wider area. The parking plan in the TS Appendix C (drawing TA02 Revision B) highlights two disable parking bays and cycle parking. It is proposed that there is likely of additional of up to 79 informal

parking spaces along Parsonage Road (a non-adopted road) that would be formulated from grasscrete modules to parking standard sizes.

- 14.6.9 The parking standard is a maximum. No spectator seats are proposed. Based on the above standards and the TS spectator usage worst case scenario the proposed level of parking is acceptable and in accordance with Policy.
- 14.6.10 No objections have been raised by National Highways in terms of the any impact on the strategic highway network or by ECC Highways.
- 14.6.11 As a result and following thorough consideration the proposed development is acceptable in highways terms subject to conditions and is in accordance with Local Plan Policies GEN1, GEN2 and, GEN8 also the NPPF.

#### 14.7 **E) Landscape & Nature Conservation**

- 14.7.1 Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.
- 14.7.2 Paragraph 180 of the NPPF seeks to protect the natural environment. It seeks to protect and enhance valued landscapes, sites of biodiversity, minimising impacts on and providing net gains for biodiversity amongst other things.
- 14.7.3 Paragraph 181 of the NPPF also emphasises the importance of promoting the conservation, restoration and enhancement of habitats.
- 14.7.4 Paragraph 180 (d) of the NPPF goes onto state that “d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”
- 14.7.5 There are no trees on site that would be impacted from the proposed development. The Landscape Officer has been consulted of the application of which has raised no objection to the landscape impact. No objections have been raised by Aerodrome Safety or MAG in respect of landscaping.
- 14.7.6 Overall, the landscape details are acceptable and in accordance with Local Plan Policies GEN7 and GEN2 and the NPPF in this respect.
- 14.7.7 **Ecology;**  
The application site itself is not subject of any statutory nature conservation designation. Due to the nature of the site a Preliminary Ecological

Appraisal has been undertaken of which Place Services have been consulted.

- 14.7.8** The Planning Statement states that “A Preliminary Ecological Appraisal (“PEA”) has been prepared by RSK Biocensus in support of this Application. The PEA found that the Site comprises poor rough natural grassland. A hedgerow, wet ditch and watercourse are located within 20 metres to the south of the Site. In terms of habitat value, the PEA notes small numbers of grey crested newts and skylarks use the field, with a suitable nesting habitat for these species.” Further survey work outlined that there is the presence of grey crested newts at the site. It was concluded that precautionary working methods will be required to ensure no harm is caused to the existing habitats at the Site. It is considered that this can be secured via an appropriately worded planning condition.
- 14.7.9** The Ecology report highlights that *“No lighting has been incorporated as part of the final design. While it is unlikely that the site represents a critical foraging or commuting resource for bats, a sensitive lighting scheme should be maintained during development to maintain dark commuting corridors, particularly near the hedgerow to the south of the site, and the water course to the south-east.”*
- 14.7.10** There is a large amount of grassland habitat on the site suitable ground-nesting, with multiple skylarks identified during the survey. A mitigation measure identified was to remove the grassland outside of the bird nesting season (i.e. outside of the period March to August inclusive).
- 14.7.11** Other precautionary mitigation measures are proposed for reptile, birds, bats, hedgehogs and hares. These should be adopted to minimise the risk of harm / injury to these animals during and after development.
- 14.7.12** A BNG Assessment has been undertaken of which has highlighted that *“The site was found to comprise a total of three different habitats, comprising Cropland – Temporary grass and clover leys, Grassland – Other neutral grassland and Individual trees – Rural tree. This resulted in a baseline of 4.29 area habitat biodiversity units. No hedgerows, irreplaceable or very high distinctiveness habitats are present onsite. There are no watercourses present onsite nor within 10m of the site.”*
- 14.7.13** The report goes onto state;
- “8. Post-development plans onsite include Grassland – Modified grassland, Urban – Artificial unvegetated, unsealed surface and Urban – Developed land; sealed surface, totalling 3.93 area habitat biodiversity units.*
- 9. To achieve the minimum 10% BNG, a biodiversity offsetting site is required. A 0.14 ha area of Cropland – Temporary grass and clover leys immediately south of the site will be changed to Grassland – Other neutral grassland in moderate condition. This offsetting site will generate 1.03 area*

*habitat biodiversity units that will contribute towards the proposed development.*

*10. This BNG assessment thus concludes that by including the offsetting site the current proposed development will result in a net change of +0.44 area habitat biodiversity units. This equates to a 10.35% net gain in biodiversity. The trading rules in the Statutory Biodiversity Metric have been met for all habitat types.”*

**14.7.14** Place Services Ecology have been consulted of which no objection subject to securing biodiversity mitigation and enhancement measures and a BNG Condition/Informative.

**14.7.15** Therefore, in conclusion of the above the proposed development subject to the identified mitigation measures and agreed details is considered acceptable and in accordance with Local Plan Policies GEN7 and the NPPF.

## **14.8 F) Drainage**

**14.8.1** 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. Local Plan Policy GEN3 seeks;

*“Policy GEN3 – Flood Protection Within the functional floodplain, buildings will not be permitted unless there is an exceptional need. Developments that exceptionally need to be located there will be permitted, subject to the outcome of flood risk assessment. Where existing sites are to be redeveloped, all opportunities to restore the natural flood flow areas should be sought.*

*Within areas of flood risk, within the development limit, development will normally be permitted where the conclusions of a flood risk assessment demonstrate an adequate standard of flood protection and there is no increased risk of flooding elsewhere.*

*Within areas of the floodplain beyond the settlement boundary, commercial industrial and new residential development will generally not be permitted. Other developments that exceptionally need to be located there will be permitted subject the outcome of a flood risk assessment.*

*Outside flood risk areas development must not increase the risk of flooding through surface water run-off. A flood risk assessment will be required to demonstrate this. Sustainable Drainage Systems should also be considered as an appropriate flood mitigation measure in the first instance.*

*For all areas where development will be exposed to or may lead to an increase in the risk of flooding applications will be accompanied by a full Flood Risk Assessment (FRA) which sets out the level of risk associated*



*with the proposed development. The FRA will show that the proposed development can be provided with the appropriate minimum standard of protection throughout its lifetime and will demonstrate the effectiveness of flood mitigation measures proposed.”*

- 14.8.2** The Site is located within Flood Zone 1, meaning there is a low probability of flooding by rivers or the sea. The proposed outdoor sports use is classified as “water compatible” in flood risk terms in any event (i.e. can take place in areas of much greater flood risk.
- 14.8.3** A Flood Risk Assessment has been submitted as part of the application submission.
- 14.8.4** The proposed development would improve drainage by its very nature to make the pitches usable and in turn is unlikely to result in offsite drainage issue to the wider area. The site would remain as greenfield, natural drainage limiting the risk of flooding or upon the local drainage system
- 14.8.5** Essex County Council who are the Lead Local Flooding Authority have been consulted of the application however due to the small scale of the scheme have not commented.
- 14.8.6** Therefore, the scheme is in accordance with Local Plan Policy GEN3 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 proposed development has been kept to a minimum to limit the impact upon the greenbelt and to meet the obligations of the S106 attached to the Northside commercial scheme.

**16.2** The development would be seen against also the backdrop of the M11 and the M11 Business Link.

**16.3** The proposed use, works and associated structures are therefore in accordance with the NPPF and Local Plan Policy S6 in terms of retaining and protecting the openness of the green belt and is considered to be appropriate development.

**16.4** As part of the S106 Agreement for the Northside scheme was the relocation of the football pitches and without this in place it will stagnate the redevelopment of Northside and the delivery of employment land. I attach significant weight to this and consider this to be a very special circumstance in its own right in accordance with the NPPF.

**16.5** As the proposed development would see the relocation of the football grounds of Elsenham Youth Football Club and on more suitable grounds. The proposed development is in accordance with Local Plan Policies LC1, LC3 and LC4.

**16.6** Other than the Forest Hall School site which is not viable there is no other alternative locations which are close to Stansted Mountfitchet settlement and the Northside site where the Club were based and thereby the principle of the scheme is considered to be in accordance with Policy E4 and ENV5.

**16.7** Sports England was consulted of the application of which confirm that they raised no objections.

**16.8** The design, layout and siting of the football facility is standard using minimal land for the facility, minimalizing the concerns with regards to planning Policy E4 and ENV5 as well as Policy S6.

**16.9** No objection has been raised by the Crime Prevention Officer. The proposals comply with Policy GEN2 of the Uttlesford District Local Plan as Adopted 2005 and the Framework in respect to the design and appearance of the proposals.

- 16.10** Due to the distance the proposals are set away from the heritage assets and that there is existing screening in the form of natural vegetation between the application site and the asset, it is considered that the proposals would not result in harm upon the setting of the heritage Farmhouse. No objections raised by the Conservation Officer. the proposals comply with Policy ENV2 of the Uttlesford District Local Plan as Adopted 2005 and the Framework.
- 16.11** The proposed development is set furthest away from residential properties, closer to commercial units to minimise its impact, whilst still being near the main settlement and accessible. No lighting is proposed as part of the development and therefore this would reduce any impact upon amenity. This would also control the hours of play particularly during winter months. Any nuisance during construction is likely to be limited subject to the submission of a construction management plan, and hours of operation being restricted. This could be conditioned should planning permission be granted.
- 16.12** No objection has been raised by Environmental Health. The proposal is in accordance with Local Plan Policies GEN2, GEN4 and GEN5.
- 16.13** The site is sustainable and well served by the wider network in this location, which is discussed fully in paragraph 14.6.4.
- 16.14** The Transport Statement looks at the development of the three football pitches will form the main training facilities for Elsenham Football Club, which will be used in addition to their existing facilities at Elsenham and a replacement to their Northside recreation ground. It looked at the worst-case scenario in terms of vehicle movement to the area if all the pitches were used at once. The impact is considered acceptable to the local and strategic network, with sufficient parking being provided. No objections have been raised by National Highways or ECC Highways Authority, subject to conditions. As a result, the proposed development is acceptable in highways terms subject to conditions and is in accordance with Local Plan Policies GEN1, GEN2 and GEN8, also the NPPF.
- 16.15** There are no trees on site that would be impacted from the proposed development. No objections have been raised by the Landscape Officer, Aerodrome Safety or MAG in respect of landscaping.
- 16.16** Minimal impact is considered in terms of ecology and BNG of which mitigations measures have been proposed. No objections have been raised by Place Services Ecology subject to conditions. The landscape details are acceptable and in accordance with Local Plan Policies GEN7 and GEN2 and the NPPF.
- 16.17** No risk of flooding has been identified to result from the proposed development in consideration of its nature. Therefore, the scheme is in accordance with Local Plan Policy GEN3 and the NPPF.

**16.18** In consideration of the above the development is acceptable and in accordance with both local plan and NPPF policies. Therefore, the development is recommended for approval subject to conditions.

**17. APPROVE SUBJECT TO CONDITIONS**

**17.1 Conditions**

**1** The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**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** No floodlighting or other form of external lighting shall be installed unless details are submitted to and approved in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of adjoining properties in accordance with ULP Policies ENV11, GEN2 and GEN4 of the Uttlesford Local Plan (adopted 2005)

**4** The public's rights and ease of passage over public bridleway no.27 (Stansted Mountfitchet) shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility, in accordance with Local Plan Policy GEN1 of the Uttlesford Local Plan (adopted 2005)

**5** Prior to commencement of construction of the playing field hereby permitted a contractor's specification for the detailed design of the playing field works prepared in accordance with the approved 'Elsenham Football Club Feasibility Study for Natural Turf Pitch Relocation (prepared by NTS), dated 14th August 2023' which includes a maintenance programme and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The playing field works shall be implemented in accordance with the approved specification and implementation programme.

REASON: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Local Plan Policies LC1, LC3 and LC4.

- 6 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal Report (RSK Biocensus, June 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.”

REASON: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and Local Plan Policy GEN7 (adopted 2005).

- 7 Any works which will impact the breeding / resting place of great crested newts, shall not in in any circumstances commence unless the local planning authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) a GCN District Level Licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

REASON: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998 and Local Plan Policy GEN7 (adopted 2005).

- 8 Prior to commencement of works a Farmland Bird Compensation Strategy, supported by appropriate surveys, shall be submitted to and approved by the local planning authority to compensate the loss or displacement of any Farmland Bird territories identified as lost or displaced. This shall include provision of offsite compensation in nearby agricultural land, prior to commencement.

The content of the Farmland Bird Compensation Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed compensation measure e.g. Skylark plots;
- b) detailed methodology for the compensation measures e.g. Skylark plots must follow Agri-Environment Scheme option: 'AB4 Skylark Plots';
- c) locations of the compensation measures by appropriate maps and/or plans;
- d) persons responsible for implementing the compensation measure.

The Farmland Bird Compensation Strategy shall be implemented in accordance with the approved details and all features shall be retained for a minimum period of 10 years.

REASON: To allow the LPA to discharge its duties under the NERC Act 2006 (as amended) and Local Plan Policy GEN7 (adopted 2005).

- 9** Prior to any works commencing above slab level a Biodiversity Enhancement Strategy for protected and Priority species prepared by a suitably qualified ecologist shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations, orientations and heights of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

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

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2021 and s40 of the NERC Act 2006 (Priority habitats & species) and Local Plan Policy GEN7 (adopted 2005)

- 10** Prior to commencement of development and concurrent with submission of information with regard to the biodiversity gain condition, a Habitat Management and Monitoring Plan, must be submitted to the planning authority and approved in writing.

The content of the Habitat Management and Monitoring Plan should include the following:

- a) A management and monitoring plan for onsite biodiversity net gain including 30-year objectives, management responsibilities,

maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

- b) A management and monitoring plan for onsite biodiversity net gain including 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2,5,10,15,20,25 and 30 from commencement of development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The development shall be implemented in full accordance with the requirements of the approved Habitat Management and Monitoring Plan, with monitoring reports submitted to the council at the specified intervals.

REASON: To allow the development to demonstrate mandatory biodiversity net gain and allow LPA to discharge its duties under Schedule 7A to the Town and Country Planning Act 1990 and Local Plan Policy GEN7 (adopted 2005)

- 11** No development under the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), shall be carried out on the site without an application for the development having been submitted to and approved by the LPA in consultation with the aerodrome safeguarding authority for Stansted Airport.

REASON: Flight safety - It is necessary to control development which might otherwise be permitted development to ensure that it does not endanger aircraft movements and the safe operation of the aerodrome by way of height or interference with communication, navigational aids and surveillance equipment. The aerodrome safeguarding authority for Stansted Airport has specific concern about the potential for the addition of floodlighting at this location in the future. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

- 12** 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.

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

- 13** During construction and in perpetuity strict control of litter and discarded food sources is required. All litter and food waste bins are to be lidded and emptied regularly.

REASON: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft using STN. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

- 14** The use of radio frequency (RF) emitting devices in this location has the potential to interfere with Stansted Airport's Communication, navigation, and surveillance (CNS) equipment. RF devices are to be approved by Stansted Airport prior to energisation.

REASON: Flight safety – In the interests of maintaining the integrity of CNS equipment critical to aviation operations. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

- 15** Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no solar thermal or solar photovoltaic equipment shall be installed without the express consent of the local planning authority in consultation with Stansted Airport.

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

- 16** In the interests of aviation safety, measures to minimise and manage the creation of dust and smoke should be implemented for the full duration of all construction works, in accordance with the advice of Stansted Airport and the Civil Aviation Authority.

REASON: Flight safety – dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002

- 17** Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include the following:

a) The construction programme and phasing



- b) Hours of operation, delivery and storage of plant and materials used in constructing the development
- c) Details of any highway works necessary to enable construction to take place
- d) the parking of vehicles of site operatives and visitors,
- e) Details of hoarding
- f) Management of traffic to reduce congestion
- g) Control of dust and dirt on the public highway
- h) Details of consultation and complaint management with local businesses and neighbours
- i) Waste management proposals
- j) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, light, and odour.
- k) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures.
- l) wheel and underbody washing facilities.
- m) routing strategy for construction vehicles
- n) Hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays

All works shall be carried out in accordance with the approved CEMP thereafter.

REASON: In the interests of highway safety and the control of environmental impacts on existing residential properties in accordance with Policies GEN1, ENV10 of the Adopted Local Plan and the NPPF.

- 18** The proposed development hereby approved shall only be used between the following hours:

- o Monday to Friday 07:00 hours to 22:00 hours
- o Saturday 09:00 hours to 20:00 hours
- o Sunday 09:00 hours to 20:00 hours

REASON: In the interest of protecting the amenities of surrounding occupiers in accordance with Policies GNE2 and GEN4 of the Uttlesford District Local Plan 2005 (as Adopted) and the National Planning Policy Framework.

- 19** Prior to the first use of the development hereby permitted, the vehicle parking area indicated on the approved plans shall be provided. The vehicle parking area and associated turning area shall be retained in this format all times. The vehicle parking area shall not be used for any purpose other than the parking of vehicles and that are related to the use of the development.

REASON: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interest of highway safety and in accordance

with Policies GEN1 and GEN8 of the Uttlesford District Local Plan 20025 (as Adopted) and the National Planning Policy Framework.

- 20** Prior to the first use of the development hereby permitted details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking shall be implemented in accordance with the approved details.

REASON: in the interest of highway safety and in accordance with Policies GEN1 and GEN8 of the Uttlesford District Local Plan 20025 (as Adopted) and the National Planning Policy Framework.

**1** **INFORMATIVE:**

Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Uttlesford District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

- 2** In the interests of aviation safety, measures to minimise and manage the creation of dust and smoke should be implemented for the full duration of all construction works, in accordance with the advice of Stansted Airport and the Civil Aviation Authority.

REASON: Flight safety – dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers.