



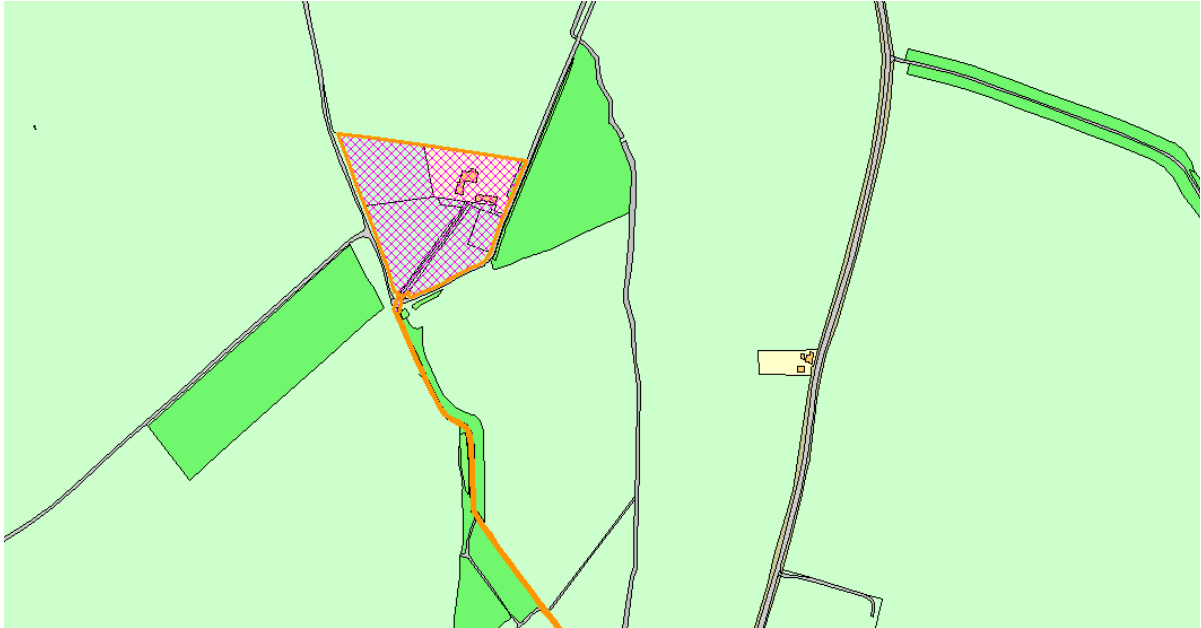
ITEM NUMBER: 11

PLANNING COMMITTEE DATE: 9 April 2025

REFERENCE NUMBER: UTT/23/3239/FUL

LOCATION: Lang Meadows
Bartlow Road
Ashdon
Essex
CB10 2HY

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 10/01/2025

PROPOSAL: Proposed demolition of existing dwelling and construction of new dwelling with associated garaging, swimming pool, and extensive soft landscaping and retention of existing stable block.

APPLICANT: Mr & Mrs Johns

AGENT: Mrs Yasmin Butler

EXPIRY DATE: 14/03/2024

EOT EXPIRY DATE:

CASE OFFICER: Ashley Neale

NOTATION: Archaeological Site
Contaminated Land Historic Land Use Area
Flood Plain Zones 2 & 3
Oil Pipeline Hazardous Installation
Mineral Safeguarding Area
SSSI Consultation Areas
Outside Development Limits

REASON THIS APPLICATION IS ON THE AGENDA: Cllr Call-in

1. EXECUTIVE SUMMARY

1.1 The applicant seeks planning permission for the proposed demolition of the existing dwelling of Lang Meadows and the construction of replacement dwelling with associated garaging, swimming pool, and extensive soft landscaping, along with the retention of an existing stable block.

1.2 The proposed replacement dwelling would be two-storey in height at its tallest point but would mostly comprise of low-profile single storey elements. The design largely takes a traditional form with a gable end roof cross gabled section but also includes a number of contemporary design elements including a single storey wing of the proposed dwelling comprising an angled biophilic sedum roof, a semi-basement parking area and passive design measures with regards to fenestration and maximising solar capture.

1.3 The site is physically separate from the surrounding arable landscapes to the north, west and south of the site. The proposed replacement dwelling is not considered to have an overly harmful impact with regards to encroachment or changing the wider landscape character of the area as a result of established vegetation boundaries to the site which screen it from view, the site's topography within the landscape and the site's existing residential use within the curtilage of Lang Meadows. The visual impact of the proposals on the character of the surrounding rural landscape is considered limited and is not unacceptable.

1.4 The proposals have been assessed against the relevant policies contained within the Development Plan and the NPPF. It has been concluded that they comply and in accordance with these policies and guidance. In conclusion, it has been found that the proposals are acceptable and thus are 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 –
Conditions

3. **SITE LOCATION AND DESCRIPTION:**

3.1 This application relates to Lang Meadows, an existing 1970s-built large, detached residential dwelling with an associated stables block. The dwelling is sited to the north-west of an isolated plot of land and is located to the west of Bartlow Road in the parish of Ashdon, approximately 1 mile north of the village of Ashdon. The site is accessed from the highway by a long byway track from the main highway. To the west of the site, there is an area of woodland which spans the valley banks of the River Bourn. The site is bounded by arable fields to the north, south and east and is located outside of any defined development limits.

4. **PROPOSAL**

4.1 The proposal seeks to demolish the existing dwelling and construct a large replacement dwelling with associated garage and swimming pool. An extensive soft landscaping scheme is proposed. The existing stable block is to be retained also.

4.2 The application includes the following supporting documents:
Application form
Biodiversity checklist
Design and Access Statement

Ecological Impact Assessment
 Great Crested Newt Revised Impact Assessment & Method Statement
 Impact Assessment

5. ENVIRONMENTAL IMPACT ASSESSMENT

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

6. RELEVANT SITE HISTORY

6.1

Reference	Proposal	Decision
UTT/18/2389/OP	Outline application with all matters reserved for the demolition of existing dwelling and outbuildings and the erection of 3 no. 3 dwellings	REFUSED 05/03/2019
UTT/16/1599/HHF	Removal and refinishing of existing roof finish. External insulation of all external walls and cladding in horizontal timber weatherboarding. Demolition of existing roof over triple garage and erection of replacement roof following the existing form. Erection of carport to south elevation	APPROVED WITH CONDITIONS 12/08/2016
UTT/16/1059/FUL	Proposed 25m x 40m domestic equestrian arena	APPROVED WITH CONDITIONS 13/06/2016
UTT/13/1800/HHF	Erection of stabling, storage and tack room	APPROVED WITH CONDITIONS 01/11/2013
UTT/0719/93/FUL	Retrospective application for replacement dwelling	UNCONDITIONAL APPROVAL 22/09/1993
UTT/2007/89	Soil infill to railway cutting/clay pit/sand pit for agricultural use	APPROVED WITH CONDITIONS 05/10/1990
UTT/0183/99/FUL	Erection and single-storey porch extension and two-storey side extension.	APPROVED WITH CONDITIONS

		19/04/1999
SWR/0452/64	Erection of overhead electric line	APPROVED WITH CONDITIONS 09/02/1965
UTT/1381/87	Proposed 2-storey extension and double garage	APPROVED WITH CONDITIONS 23/10/1987
UTT/0890/82	Proposed extension to existing dwelling. det. dble. garage and stabling	APPROVED WITH CONDITIONS 29/11/1982

7. PRE-APPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

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

7.2 No pre-application advice sought.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 From a highway and transportation perspective the Highway Authority has no objections to make on this proposal as it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1. The Highway Authorities consultee response can be found in Appendix 1 of this report.

9. ASHDON PARISH COUNCIL

9.1 Members were concerned about disturbance to wildlife during, what would be a major construction/excavation project; carbon release for the site works; lack of a drainage plan and possible detrimental effect on the chalk stream.

10. CONSULTEE RESPONSES

10.1 Place Services (Ecology)

10.1.1 Recommend approval subject to attached conditions. Place Services (Ecology) consultee response can be found in Appendix 2 of this report.

10.2 Place Services (Archaeology)

10.2.1 It is recommended that an Archaeological Programme of Trial Trenching followed by Open Area Excavation be undertaken. Place Services (Archaeology) consultee response can be found in Appendix 3 of this report.

10.3 UDC Environmental Health

10.3.1 No objection to the proposal subject to conditions relating to contaminated land, construction/demolition and external lighting. UDC Environmental Health consultee response can be found in Appendix 4 of this report.

11. REPRESENTATIONS

11.1 A site notice was displayed near the site.

11.2 Support

11.2.1 There are no letters of support for this application.

11.3 Object

11.3.1 There are no letters of objections for this application.

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

The provisions of the development plan, so far as material to the application:

(a) a post-examination draft neighbourhood development plan, so far as material to the application,

any local finance considerations, so far as material to the application, and

any other material considerations.

12.4 The Development Plan

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

13. POLICY

13.1 National Policies

- 13.1.1** National Planning Policy Framework (December 2024).

13.2 Uttlesford District Local Plan (2005)

- 13.2.1** 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
 - ENV3 – Open Spaces and Trees
 - ENV7 – Protection of the Natural Environment
 - ENV8 – Other Landscape Elements of Importance
 - ENV10 – Noise Sensitive Developments
 - ENV12 – Groundwater Protection
 - ENV14 – Contaminated Land
 - H1 – Housing development
 - H7 – Replacement Dwellings

13.3 Ashdon Neighbourhood Plan (2022)

- 13.3.1** ASH1 – A spatial strategy for Ashdon
ASH4 – Protecting Ashdon’s Landscape Setting and Important Views
ASH7 – Design Considerations
ASH8 – Light Pollution
ASH9 – Flood Risk
ASH10 – Biodiversity and Habitats
ASH11 – Chalk Streams Protection
ASH14 – Public Rights of Way

13.4 Supplementary Planning Document or Guidance

- 13.4.1** Essex Design Guide
Supplementary Planning Document – Home Extensions
Supplementary Planning Document – Uttlesford District-Wide 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, Character and Appearance**
 - C) Residential Amenity**
 - D) Transport and Parking**
 - E) Biodiversity**
 - F) Land Contamination**
 - G) Flood Risk**
 - H) Lighting**
 - I) Archaeology**

14.3 A) Principle of Development

- 14.3.1** The proposal is located outside of any development limits and is within the countryside. As a result, Local Plan Policy S7 applies. This states that the countryside will be protected for its own sake and that planning permission will only be given for development that needs to take place there or is appropriate to the rural area, with development only being permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.

However, this policy is partially compliant with the National Planning Policy Framework (NPPF) which is more permissive and seeks to promote sustainable development, accepting that there are differences in the level of sustainability between countryside and town locations. The policy has consistently been found to have moderate weight at appeal.

- 14.3.2** Policy H7 also sets out that replacement dwellings will be permitted if it is in scale and character with neighbouring properties. In addition, outside development limits, a replacement dwelling will not be permitted unless, through its location, appearance and associated scheme of landscape enhancement it would protect or enhance the particular character of the countryside in which it is set. Policy ASH1 of the Ashdon Neighbourhood Plan recognises that proposals for development located outside the Development Limits will only be permitted where they are in accordance with National and District level policies.

- 14.3.3** NPPF (2024) at paragraph 11 encourages planning authorities to approve developments, unless there are strong reasons for refusing development or due to any adverse impacts would demonstrably outweigh the benefits.
- 14.3.4** Paragraph 232 of the NPPF sets out that where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, policies should not be regarded as out-of-date on the basis that the most up to date local housing need figure (calculated using the standard method set out in planning practice guidance) is greater than the housing requirement set out in adopted strategic policies, for a period of five years from the date of the plan's adoption. As of 15th January 2025, the Council can demonstrate 3.46 years of housing land supply (which includes a 20% buffer).
- 14.3.5** In addition to the this, the latest HDT for Uttlesford was 46% and therefore situation (b) of Footnote 8 applies. This means that adopted development plan policies are considered out-of-date and this means that the Council must continue engaging with the presumption in favour of sustainable development under paragraph 11(d) of the NPPF. Due this position the local development plan policies can only be afforded **limited** weight.
- 14.3.6** Economic dimension of sustainable development:
- The addition of one dwelling would have a limited economic benefit regarding employment opportunities during the construction phase of the development. Once built the occupiers of the dwelling would contribute in a modest way to the local economy predominantly supporting neighbouring settlements. However, given that the proposals are for a replacement dwelling, the increase in occupant expenditure within the neighbouring rural economies would unlikely be any different to what exists at present. Therefore, there is a minor economic benefit of the development, according with the economic dimension of the NPPF on sustainable development in a limited way.
- 14.3.7** Social dimension of sustainable development:
- The settlement of Ashdon is approximately 1.5 km to the south which has some amenities including a primary school, public house and a limited bus service (319 route). Notwithstanding the above, there is no separate pedestrian footpath that connects the site with these areas along the road, however access to sustainable modes of transport (walking and cycling) would not be impossible. However, it is realistic to surmise that there would be a heavy reliance on the private car. Although cycling or walking would not be impossible, car journeys are more likely but would be short given the proximity to Ashdon, this limits

the harm arising from the need to travel. Weight is given to sensitive development of dwellings outside the development limits but close to settlements and will be acceptable if development would be in character with the surroundings and have limited impact on the countryside.

14.3.8 However, an existing residential dwelling exists at the site and the proposal seeks to demolish this dwelling and replace it with a new dwelling with associated garaging, swimming pool, and extensive soft landscaping scheme. The principle of residential use at the site is already established and a replacement dwelling would not represent a residential intensification of the site. Therefore, the isolation or unsustainable credentials of the site are given limited weight. There would be no material difference in the use of the site and residential use of the site for 1no. dwelling is acceptable.

14.3.9 Environmental dimension of sustainable development / The Countryside:

The site is located within a plot of land forming the curtilage of an existing dwelling (Lang Meadows). The site is physically separate from the surrounding arable landscapes to the north, west and south of the site and is visually connected with the existing residential curtilage of Lang Meadows. Nevertheless, the introduction of a replacement dwelling larger in scale and footprint than the existing dwelling will by virtue result in a conflict with ULP Policy S7. The principle of residential use at the site in the form of one replacement dwelling will not necessarily have overly harmful impact with regards to encroachment or changing the wider landscape character of the area as a result of established vegetation boundaries to the site and its association with the curtilage of Lang Meadows. The site is not visible from Ashdon Road to the east or Bartlow Road to the north and is well screened as a result of topography and existing vegetation. The visual impact of the proposals on the character of the surrounding rural landscape is limited and is not considered to be unacceptable.

14.3.10 The plans demonstrate that the two-storey dwelling (although largely single storey in design) could be integrated into the land subtly and sympathetically which would be well screened by existing vegetation around the site boundaries. The overall scale of the dwelling being proposed is fairly expansive, however the largely single storey bulk and elements of biophilic roof design being proposed reduces the level of harm to the openness of the countryside. The proposal would result in a slightly increased domestic appearance of the overall site but would not be out of place within this rural location given the existing residential use of the site, nor would not overly alter or urbanise the character of the site. The replacement dwelling would remain a standalone structure with an expansive area of amenity garden land, as already exists, and would not be incongruous with the character of the site or its immediate environs. The introduction of the proposed built form at this location would cause a minimal change to the countryside character of the site by creating somewhat of an increased domesticated appearance, but it

would not be excessive nor detrimental to the countryside given that it is a replacement dwelling and is largely screened from view from the public realm.

14.3.11 Conclusion:

Regarding the principle of residential development in the form of a replacement dwelling at the site, within an existing area of amenity land associated with Lang Meadows, the planning balance under paragraph 11(d) of the NPPF would support the principle of the development (see Conclusions).

14.4 **B) Design, Character and Appearance**

14.4.1 Section 12 (Achieving well-designed places) of the National Planning Policy Framework attaches great importance to the design of the built environment. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

14.4.2 Policy GEN2 states that development will not be permitted unless its design is compatible with the scale, form, layout, appearance and materials of surrounding buildings; it safeguards important environmental features in its setting, enabling their retention and helping to reduce the visual impact of new buildings or structures where appropriate; and it provides an environment, which meets the reasonable needs of all potential users.

14.4.3 Design (Form, Scale, Appearance and Layout):

The layout of the proposed development is simple and would see the replacement dwelling sited towards the centre of the expansive residential curtilage in order to provide an extensive soft landscaping scheme and to screen the development from view from the public realm – from PROW 2_33 to the west, Ashdon Road to the east and Bartlow Road to the north. The layout of the proposed development and the positioning and siting of the dwelling, access point and landscaping proposals would integrate with the existing landscape setting and would not be incongruous with the surrounding rural area, given the existing residential use of the site.

14.4.4 The Elevation and Section Plans submitted demonstrate that the proposed dwelling would be 2-storey in height at its highest point, but would mostly comprise of low-profile single storey elements. The design largely takes a traditional form with a gable end roof cross gabled section but also includes a number of contemporary design elements most noticeably a single storey wing of the proposed dwelling comprising an angled biophilic sedum roof. Although the proposed

fenestration and material palette appears to also be of a contemporary design, the fenestration design is arranged to make an 'efficient' layout and have regard to solar orientation and passive design. The proposals are supported by meaningful references to any passive design measures, renewable energy, building fabric specifications that would meaningfully reduce carbon emissions, as set out in the Applicant's Design & Access Statement, and in accordance with the Interim Climate Change policy. The incorporation of a ground source heat pump, MVHR, large PV array, and heat exchangers to swimming pool, as demonstrated in the accompanying plans respond to meaningful passive design techniques and responds to R1C: Code for following the energy hierarchy in the Uttlesford District Wide Design Code (2024).

- 14.4.5** The material palette is also considered to respond to the rural setting of the site incorporating natural slate tiles, larch timber cladding and clay brick finishes. The applicant has demonstrated the design evolution process in the Design and Access Statement and justifies the overall final design approach and how it responds the context and identity of the site.
- 14.4.6** The final design seeks to create a semi-basement for the parking area in order to enable the dwelling to be predominantly single storey and addresses all aspects of the site with windows and doors, creating a more conventional, less "bunker like" aesthetic. This approach allows the creation of an open courtyard area protecting the external seating areas from the prevailing wind. The proposals represent a relatively large but simple built form and would not be overly harmful or incompatible within the context of the site.
- 14.4.7** District-Wide Design Code *ID2.1C: Code for creating places and buildings that reflect the character of the landscape* sets out that Applicants must positively respond to the characteristics of their landscape character. This Design Code is reflective of Policy GEN2 which encourages that new development is compatible with the scale, form, layout, appearance and materials of surrounding buildings.
- 14.4.8** Policy ASH7 of the Ashdon Neighbourhood Plan also sets out that proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment. Planning applications should demonstrate how they satisfy the requirements of the design principles in the Ashdon Design Code, as appropriate to the proposal. The application site is designated as being within "The Ends - Water End, Steventon End, Knox End" which makes Ashdon Design Code SCA4 relevant. With regards to layout and style, new buildings should recognise the separate/detached settlement character fronting the roads and overlooking countryside. Opportunities to reinforce distinctiveness and a contemporary response in keeping with the settlement and its context could be explored.

14.4.9 In this case, the proposed appearance of the dwelling would not necessarily be at odds with the aforementioned policies and design codes. The layout of the proposed replacement dwelling would respect the separate, detached settlement character within the defined Character Area of Knox End and would position the dwelling to the centre of the large plot with a key design approach to enhancing countryside views. With regards to its appearance and overall design, the proposed development whilst retaining some traditional elements of built form, largely explores a distinct and contemporary approach to design in alignment with the aims of Ashdon Design Code SCA4.

14.4.10 As such, the proposals are in accordance with Policies S7 & GEN2 of the Uttlesford Local Plan (2005), Policy ASH7 of the Ashdon Neighbourhood Plan (2022) and the NPPF. Meaningful reference to relevant to the Uttlesford District-Wide Design Code (2024) and the Ashdon Design Code (2022) has been made and overall, the proposed development is considered to represent a high-quality of design.

14.5 C) Residential Amenity

14.5.1 Policy GEN2 states that development will not be permitted unless it minimises the environmental impact on neighbouring properties by appropriate mitigating measures and it would not have a materially adverse effect on the reasonable occupation and enjoyment of a residential or other sensitive property, as a result of loss of privacy, loss of daylight, overbearing impact or overshadowing.

14.5.2 Due to the scale, design and position of the proposed dwelling in relation to the neighbouring dwellings, there are no concerns with potential overshadowing, overlooking and overbearing effects. The scale of the replacement dwelling whilst larger than the existing dwelling, would not overbearing compared to what exists at the site at present and would have no greater impact on the ability of neighbouring occupiers with regards to privacy or overlooking.

14.5.3 The Essex Design Guide requires the provision of private amenity space of 100m² for three or more bedrooms. The indicative plans demonstrate that these standards of private amenity space are exceeded for the new dwelling.

14.5.4 As such, it is officer's opinion that the proposed design would not adversely impact on the residential amenities of neighbouring occupiers. As such, the proposed development accords with Policies GEN2 and GEN4 of the Uttlesford Local Plan (2005) in this respect.

14.6 D) Transport and Parking

14.6.1 Policy GEN1 of the Local Plan lists a number of criteria regarding access with which development must comply in order for it to be considered acceptable. Access to the main road network must be

capable of carrying the traffic generated by the development safely and the traffic generated by the development must be capable of being accommodated on the surrounding transport network. 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, whilst also encourages movement by means other than driving a car.

14.6.2 The Applicant has submitted that the existing access to Lang Meadows would be utilised and the access point and gates are to remain unchanged. The plans demonstrate that the entrance drive would be relocated slightly in order to accommodate access to the newly proposed basement parking. ECC Highways were consulted on the proposals and stated that from a highway and transportation perspective the Highway Authority has no objections to make on this proposal as it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

14.6.3 Policy GEN8 states that development will not be permitted unless the number, design and layout of vehicle parking places proposed is appropriate for the location. The proposals demonstrate six vehicle parking spaces to be located within a secured basement parking area, as well as an area of hardstanding to the property's principal elevation which can suitably be used for outdoor vehicle parking. The proposal would be capable of meeting the Uttlesford Residential Parking Standards (2013), the Essex County Council Parking Standards (2009), and policy GEN8 of the Local Plan.

14.7 E) Biodiversity

14.7.1 Policy GEN7 sets out that development that would have a harmful effect on wildlife or geological features will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation.

14.7.2 The application is supported by an Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) and Great Crested Newt Revised Impact Assessment & Method Statement (Herpetologic Ltd., December 2024). Place Services Ecology have been consulted on the proposed development and are satisfied that there is sufficient ecological information available to support determination of this application. They also recommend approval subject to attached conditions. The mitigation measures identified in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) and Great Crested Newt Revised Impact Assessment & Method Statement (Herpetologic Ltd., December 2024), should be secured by a condition of any consent and implemented in full. This is necessary to conserve

and enhance protected and Priority species particularly those recorded in the locality.

- 14.7.3** It is noted that a bat roost of a low number of Common Pipistrelle was identified at the property due to be demolished. It is proposed in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) that the site is registered under a low-impact licence. Evidence of registration under a low-impact licence or a mitigation licence from Natural England is required prior to commencement of any works that may impact the identified roost.
- 14.7.4** The proposed reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187dof the National Planning Policy Framework (December 2024) are supported. The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent.
- 14.7.5** It is also confirmed that Mandatory biodiversity net gains are not required for this application as it was validated in January 2024.
- 14.7.6** As such, it is considered that the proposals, with conditions attached, the proposed development is capable of according with Policy GEN7 of the Uttlesford Local Plan (2005).

14.8 F) Land Contamination

- 14.8.1** 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. UDC Environmental Health were consulted on the proposal and recommend a condition be applied to any grant of planning permission to ensure that if during site investigation any land contamination is identified, the applicant must notify the LPA immediately and remediate the land.
- 14.8.1** Overall, the proposal is acceptable in contamination terms and accords with Policy ENV14 and the NPPF.

14.9 G) Flood Risk

- 14.9.1** Policy GEN3 sets out that 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. Paragraph 170 of the NPPF (2024) also sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future) and that where development is

necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

14.9.2 The application site is adjacent to an area of land within Flood Zones 2, 3, 3a & 3b. The River Bourn is located approximately 125 metres east of the application site. The application site and the location of any proposed development is located entirely within Flood Zone 1 where there is deemed to be a very low risk of flooding. As a result, a Flood Risk Assessment was not required to be submitted with the application. As such, the proposed development accord with Policy GEN3 and the NPPF.

14.9.3 Policy ASH11 of the Ashdon Neighbourhood Plan additionally sets out that proposals that would result in additional surface water run-off into the chalk streams (River Bourne and its tributaries) will not be supported unless accompanied by a watercourse and surface water drainage appraisal and commensurate measures which will avoid and/or mitigate contamination of the watercourse.

14.9.4 The Applicant has not provided a Surface Water Drainage Strategy with the application, however, given that the proposed development seeking a replacement dwelling, the level of built intensification is minimal and would be unlikely to result in additional surface water runoff when compared to the existing dwelling. Nevertheless, in order to ensure compliance with Policy ASH11 and to protect the chalk stream (River Bourne) and mitigate any potential impacts, a Surface Water Drainage Strategy can be implemented as a pre-commencement condition. As such, the proposed development is capable of according with Policy ASH11 of the Neighbourhood Plan through the implementation of a suitable pre-commencement condition.

14.10 H) Lighting

14.10.1 Policy GEN5 states that development shall not be permitted unless the lighting is shown to be necessary and glare and light spillage are shown to be minimised. The Applicant's plans do not demonstrate any external lighting to be installed at the proposed dwelling and therefore no lighting scheme can be assessed against Policy GEN5. In view of the rural location of the site, it is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive or spillover light, or glare and UDC Environmental Health recommend a condition be implemented to any permission to ensure that any potential future external lighting at the site is subject to approval by the LPA.

14.10.2 As such, with necessary conditions attached, the proposals are capable of according with Policy GEN5 of the Local Plan and the NPPF.

14.11 I) Archaeology

- 14.11.1** Policy ENV4 sets out that here nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ.
- 14.11.2** The Historic Environment Record indicates that the development area is just North of a Brickworks operating from 1832 to c.1914 (EHER 15097). Other archaeological interest to the West of the proposed development are cropmarks of a ring ditch (EHER 18424). Which is likely to be Bronze age in date, and probable to be a sign of a former burial mound, measuring 30m in diameter. To the Southwest of the proposed development is a small Roman dwelling (EHER 4760), excavated in 1952 by R C Neville. The c.1800s first edition Ordnance Survey map identifies buildings within property boundary of Lang Meadows. And the proposed development lies within the exact vicinity of buildings seen on the c.1920s third edition Ordnance Survey map.
- 14.11.3** As a result, ECC'S Historic Environment Consultant have recommended an Archaeological Programme of Trial Trenching followed by Open Area Excavation be undertaken prior to any development or preliminary groundworks taking places. This will be added as a condition to any grant of planning permission to ensure accordance with Policy ENV4 of the Local Plan.

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 In conclusion, the proposal accords with the development plan and the NPPF. No material considerations indicate that planning permission should be refused otherwise. It is therefore recommended that planning permission be approved with conditions.

17. 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 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) and Great Crested Newt Revised Impact Assessment & Method Statement (Herpetologic Ltd., December 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will 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 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 Policy GEN7 of the Uttlesford Local Plan (2005) and Policy ASH10 of the Ashdon Neighbourhood Plan (2022).

- 4** Any works which will impact the resting place of bats, 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) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; 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), s17 Crime & Disorder Act 1998 and Policy GEN7 of the Uttlesford Local Plan (2005)

- 5** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) shall be submitted to and approved in writing by the local planning authority.

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

a) detailed designs or product descriptions for biodiversity enhancements; and
b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

REASON: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024, s40 of the NERC Act 2006 (as amended) and Policy GEN7 of Uttlesford Local Plan (2005) and Policy ASH10 of the Ashdon Neighbourhood Plan (2022).

- 6** Prior to occupation, a “lighting design strategy for biodiversity” in accordance with Guidance Note 08/23 (Institute of Lighting

Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON: To 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 Policy GEN7 of Uttlesford Local Plan (2005) and Policy ASH10 of the Ashdon Neighbourhood Plan (2022).

- 7** No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 1 above.

The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.

REASON: In the interest of preserving nationally important archaeological remains and their settings in accordance with Policy ENV14 of the Uttlesford Local Plan (2005).

- 8** If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land

contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

REASON: To protect human health and the environment

- 9** Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan, it must consider the following requirements:

The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:

No waste materials should be burnt on the site, instead being removed by licensed waste contractors.

Prior to the commencement of works a Dust Management Plan shall be submitted to and approved by Regulatory Services. Work shall be undertaken in accordance with the approved plan which should make reference to current guidance on the Assessment of Dust from Demolition and Construction – Institute of Air Quality Management or an acceptable equivalent.

Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site (this is notwithstanding any Prior Consent that exists for the site under section 61 of the Control of Pollution Act 1974);

Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays (this is notwithstanding any Prior Consent that exists for the site under section 61 of the Control of Pollution Act 1974).

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

- 10** No works on site shall commence until a detailed Surface Water Drainage Strategy (demonstrating the disposal of surface water by means of sustainable methods of urban drainage systems) has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with such approved details.

REASON: To avoid and/or mitigate contamination of the watercourse and prevent any additional surface water run-off into the chalk stream at

the River Bourne in accordance with Policy GEN3 of the Local Plan (2005) and Policy ASH11 of the Ashdon Neighbourhood Plan.

APPENDIX 1 – ECC HIGHWAYS

UTT/23/3239/FUL | Proposed demolition of existing dwelling and construction of new dwelling with associated garaging, swimming pool, and extensive soft landscaping and retention of existing stable block. | Lang Meadows Bartlow Road Ashdon Essex CB10 2HY

Dear Chris,

From a highway and transportation perspective the Highway Authority has no objections to make on this proposal as it is not contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011 and Uttlesford Local Plan Policy GEN1.

Informative:

- i. All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford, Essex, CM2 5PU.
- ii. The Highway Authority would like to emphasise that a byway is a shared surface highway over which the public is entitled to travel on foot, horseback or pedal cycle and by motorised vehicle of all kinds, including horse-drawn vehicles. Although legal open to all vehicles, a byway is used mainly by the public walking or riding.
- iii. The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over public byway no. 33 (Ashdon) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

Kind regards,

Eirini Spyratou | Strategic Development Officer



SAFER / GREENER / HEALTHIER

T: 07392104452
E: eirini.spyratou@essex.gov.uk
W: www.essex.gov.uk/highways

APPENDIX 2 – PLACE SERVICES (ECOLOGY)



7th January 2025

Ashley Neale
Uttlesford District Council

By email only

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

Application: UTT/23/3239/FUL
Location: Lang Meadows Bartlow Road Ashdon Essex CB10 2HY
Proposal: Proposed demolition of existing dwelling and construction of new dwelling with associated garaging, swimming pool, and extensive soft landscaping and retention of existing stable block.

Dear Ashley,

Thank you for re-consulting Place Services on the above application.

No ecological objection	
Recommend approval subject to attached conditions	X
Further information required/Temporary holding objection	
Recommend Refusal	

Summary

Following our last response on 24 October 2024, we have reviewed the Great Crested Newt Revised Impact Assessment & Method Statement (Herpetologic Ltd., December 2024) relating to the likely impacts of development on Great Crested Newt and identification of appropriate mitigation measures.

Mandatory biodiversity net gains are not required for this application as it was validated in January 2024.

We are now satisfied that there is sufficient ecological information available to support determination of this application.

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



The mitigation measures identified in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) and Great Crested Newt Revised Impact Assessment & Method Statement (Herpetologic Ltd., December 2024), should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.

It is noted that a bat roost of a low number of Common Pipistrelle was identified at the property due to be demolished. It is proposed in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) that the site is registered under a low-impact licence. Evidence of registration under a low-impact licence or a mitigation licence from Natural England is required prior to commencement of any works that may impact the identified roost.

We recommend a Wildlife Sensitive Lighting Strategy should be delivered for this scheme and secured by a condition of any consent to avoid impacts to bats. This must follow the [Guidance Note 8 Bats and artificial lighting](#) (The Institute of Lighting Professionals & Bat Conservation Trust, 2023). In summary, it is highlighted that the following measures should be implemented for the lighting design, which could be informed by a professional ecologist:

- Do not provide excessive lighting. Use only the minimum amount of light needed for safety;
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component;
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012);
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards;
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01;
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow;
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

We support the proposed reasonable biodiversity enhancements for protected and Priority species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate Biodiversity Enhancement Layout and should be secured by a condition of any consent.



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

Impacts will be minimised such that the proposal is acceptable, subject to the conditions below based on BS42020:2013. We recommend that submission for approval and implementation of the details below should be a condition of any planning consent.

Recommended conditions

1. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) and Great Crested Newt Revised Impact Assessment & Method Statement (Herpetologic Ltd., December 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will 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 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 Policy GEN7 of the Uttlesford Local Plan (2005).

2. PRIOR TO COMMENCEMENT OF ANY WORKS WHICH WILL IMPACT THE RESTING PLACE OF BATS: SUBMISSION OF A COPY OF EPS MITIGATION LICENCE OR EVIDENCE OF SITE REGISTRATION UNDER A BAT MITIGATION CLASS LICENCE FOR BATS

"Any works which will impact the resting place of bats, 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) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; 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), s17 Crime & Disorder Act 1998 and Policy GEN7 of the Uttlesford Local Plan (2005).



3. PRIOR TO ANY WORKS ABOVE SLAB LEVEL: BIODIVERSITY ENHANCEMENT LAYOUT

"A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Ecological Impact Assessment (EclA) Report (Samsara Ecology, September 2023) shall be submitted to and approved in writing by the local planning authority.

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

- a) detailed designs or product descriptions for biodiversity enhancements; and*
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.*

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter."

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024, s40 of the NERC Act 2006 (as amended) and Policy GEN7 of Uttlesford Local Plan (2005).

4. PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

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

- a) identify those areas/features on site that are particularly sensitive bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed (through provision of appropriate lighting plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority."

Reason: To 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 Policy GEN7 of Uttlesford Local Plan (2005).

Please contact us with any queries.

Yours sincerely,

Ella Gibbs MCIEEM BSc (Hons)

Senior Ecological Consultant

placeservicesecology@essex.gov.uk

APPENDIX 3 – PLACE SERVICES (ARCHAEOLOGY)



Head of of Planning and Development Control
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

Date: 25-01-24

Specialist Archaeological Advice

Dear Planning,

UTT/23/3239/FUL Lang Meadows, Bartlow Road, Ashdon

The Historic Environment Advisor of Essex County Council has identified the above application as having archaeological implications from the weekly list.

The following recommendation is in line with the new National Planning Policy Framework 211.

RECOMMENDATION: An Archaeological Programme of Trial Trenching followed by Open Area Excavation

- 1. No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.**
- 2. No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological investigation identified in the WSI defined in 1 above.**
- 3. The applicant will submit to the local planning authority a post excavation assessment (to be submitted within six months of the completion of the fieldwork, unless otherwise agreed in advance with the Planning Authority). This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.**



Reason for Archaeological Recommendations

The Historic Environment Record indicates that the development area is just North of a Brickworks operating from 1832 to c.1914 (EHER 15097). Other archaeological interest to the West of the proposed development are cropmarks of a ring ditch (EHER 18424). Which is likely to be Bronze age in date, and probable to be a sign of a former burial mound, measuring 30m in diameter. To the Southwest of the proposed development is a small Roman dwelling (EHER 4760), excavated in 1952 by R C Neville. The c.1800s first edition Ordnance Survey map identifies buildings within property boundary of Lang Meadows. And the proposed development lies within the exact vicinity of buildings seen on the c.1920s third edition Ordnance Survey map.

The archaeological work would comprise of initial trial trenching to identify the extent and depth of archaeological deposits followed by open area excavation if further archaeological investigation is required. All archaeological work should be conducted by a professional recognised archaeological contractor in accordance with a brief issued by this office.

If you have any questions, please do not hesitate to contact me.

Yours sincerely

Robin Mathieson

Assistant Historic Environment Consultant

Telephone: 0333 013 6840
Email: Robin.Mathieson@essex.gov.uk

NOTE: *This letter is advisory and should only be considered as the opinion formed by specialists in relation to this particular matter.*

APPENDIX 4 – UDC ENVIRONMENTAL HEALTH

Environmental Health Consultee Comments for Planning

Application Number: UTT/23/3239/FUL - Lang Meadows Bartlow Road Ashdon

Lead Consultee

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

For further contact and correspondence:

Name: Nayna Daudia

Tel: 01799 510 565

Email: ndaudia@uttlesford.gov.uk

Date: 25th January 2024

Proposal: Proposed demolition of existing dwelling and construction of new dwelling with associated garaging, swimming pool, and extensive soft landscaping and retention of existing stable block.

Comments

Thank you for consulting me on this application. The Environmental Protection Team have the following recommendations in relation to the application.

Contaminated Land

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. The following condition is therefore, recommended.

If during any site investigation, excavation, engineering or construction works evidence of land contamination is identified, the applicant shall notify the Local Planning Authority without delay. Any land contamination identified, shall be remediated to the satisfaction of the Local Planning Authority to ensure that the site is made suitable for its end use.

Reason: To protect human health and the environment

Construction/Demolition

A construction method statement is required to ensure compliance with the Uttlesford Code of Development Practice to minimise loss of amenity to neighbours during

construction. The below condition is recommended to protect the amenity of existing residential properties close to the site:

- i. Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan, it must consider the following requirements:
 - The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:
 - No waste materials should be burnt on the site, instead being removed by licensed waste contractors.
 - Prior to the commencement of works a Dust Management Plan shall be submitted to and approved by Regulatory Services. Work shall be undertaken in accordance with the approved plan which should make reference to current guidance on the *Assessment of Dust from Demolition and Construction – Institute of Air Quality Management* or an acceptable equivalent.
 - Consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site (this is notwithstanding any Prior Consent that exists for the site under section 61 of the Control of Pollution Act 1974);
 - Hours of works: works should only be undertaken between 0730 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays (this is notwithstanding any Prior Consent that exists for the site under section 61 of the Control of Pollution Act 1974).

REASON: In the interests of the amenity of surrounding locality residential/business premises in accordance with Policies GEN1, GEN2, and GEN4 of the Uttlesford Local Plan (adopted 2005).

External Lighting

In view of the rural location of the site, it is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours from obtrusive or spillover light, or glare. The following condition is therefore recommended to secure this:

Details of any external lighting to be installed on the site, including the design of the lighting unit, any supporting structure and the extent of the area to be illuminated, shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. Only the details thereby approved shall be implemented.

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).