



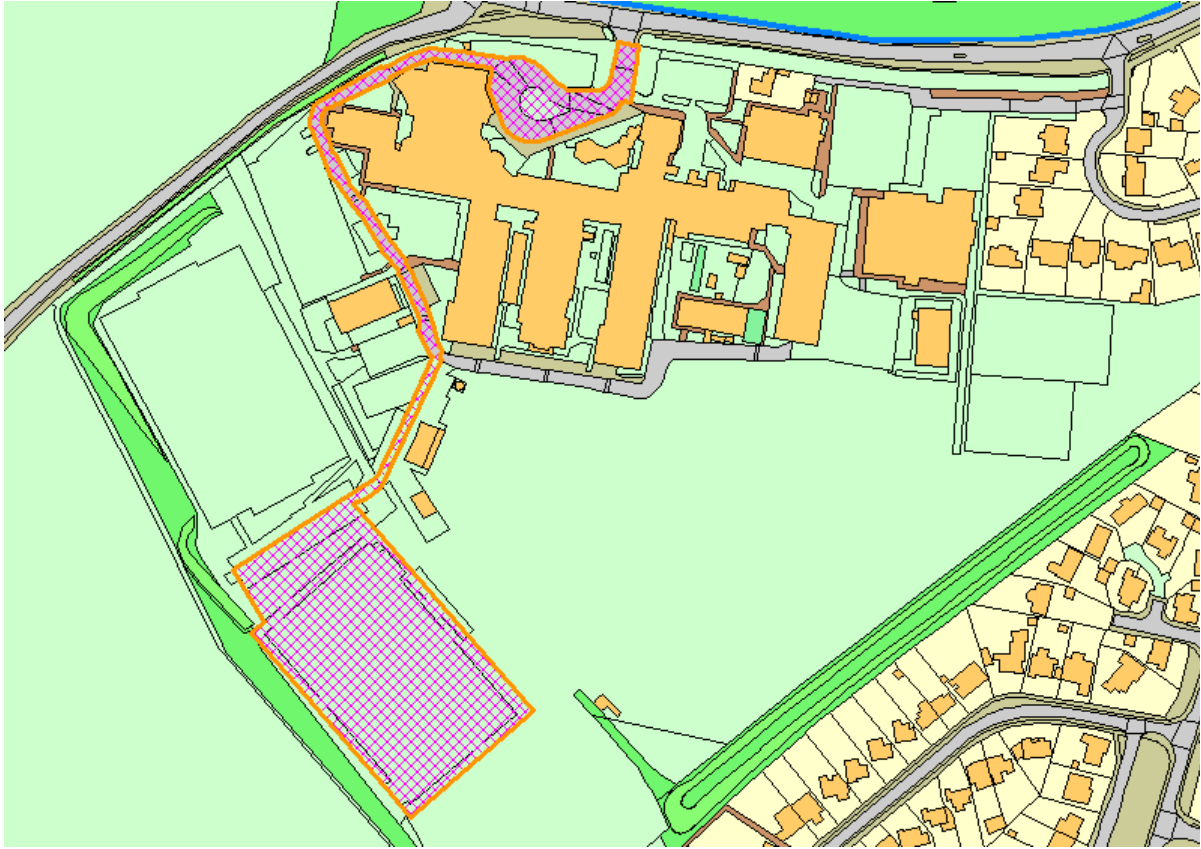
**ITEM NUMBER:** 8

**PLANNING COMMITTEE  
DATE:** 2 July 2025

**REFERENCE NUMBER:** UTT/25/0720/FUL

**LOCATION:** Saffron Walden County High School  
Audley End Road  
Saffron Walden  
Essex  
CB11 4UH

## SITE LOCATION PLAN:



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Organisation: Uttlesford District Council      Date: 10 January 2025

**PROPOSAL:** Proposed LED lighting solution for the existing Hockey Pitch.

**APPLICANT:** Mr Peter McLean

**AGENT:** Miss Emily Tydeman

**EXPIRY  
DATE:** 30/05/2025

**EOT EXPIRY  
DATE:** 03/07/2025

**CASE  
OFFICER:** Ashley Neale

**NOTATION:**

- Within Development limits
- Protected Open Space
- Within 100m of Local Wildlife Site
- Within 100m of Special Verge
- Mineral Safeguarding Area
- Aerodrome Direction

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

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## **1. EXECUTIVE SUMMARY**

**1.1** The applicant seeks planning permission for the proposed installation of LED floodlights at the existing hockey pitch within the grounds of Saffron Walden County High School. The lighting proposals include 6no. 14 metre high lighting columns with 18no. pitch-facing lights attached. A series of horizontal louvre blades are to be connected to the floodlight bracket to control light towards the floodlight front glass and front and side baffle blades are to be fitted to the body of the floodlight to significantly reduce the levels of spill light.

**1.2** The proposed lighting solution seeks to support the use of the hockey pitch and to allow the facility to meet the standards set by England Hockey, Sport England, and the FIH for Class I club-level competition.

**1.3** It is not considered that there would be any adverse impacts of light pollution or overbearing impacts caused by the proposals on neighbouring dwellings as a result of the large separation distances and existing boundary screening and subject to conditions. The Lighting Plan

demonstrates that the level of lighting proposed is necessary to serve the requirements needed for the pitch and that glare and light spill is minimised by various design measures. The hours of operation of the lighting is recommended to be restricted by condition.

- 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** planning permission for the development subject to those items set out in section 17 of this report –

### **A. Conditions**

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

- 3.1 The application relates to the existing hockey pitch at Saffron Walden County High School, located off Audley End Road, Saffron Walden. The hockey pitch is located the south-west of the main school building and falls within the development limits of the town where Policy S1 applies.

## 4. **PROPOSAL**

- 4.1 Proposed LED lighting solution for the existing Hockey Pitch.
- 4.2 The application includes the following supporting documents:
- Design Statement
  - Lighting Details
  - Bat Assessment
  - Biodiversity Net Gain Statement
  - Biodiversity Validation Checklist

## 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**

Reference	Proposal	Decision
UTT/0494/97/FUL	Construction of synthetic hockey pitch with 3 m and 4 m high fencing and eight 16.75 m high floodlights	APPROVED 05/03/1998

## **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 was sought.

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

**8.1** No statutory consultees provided comments.

## **9. SAFFRON WALDEN TOWN COUNCIL**

**9.1** No objection.

## **10. CONSULTEE RESPONSES**

### **10.1 Place Services (Ecology)**

**10.1.1** No ecological objection subject to attached conditions. Place Services (Ecology) consultee response can be found in Appendix 1 of this report.

### **10.2 MAG Aerodrome Safeguarding Team**

**10.2.1** No Objections. MAG Aerodrome Safeguarding Team consultee response can be found in Appendix 2 of this report.

### **10.3 UDC Environmental Health**

**10.3.1** The proposed lighting solution is acceptable. UDC Environmental Health consultee response can be found in Appendix 3 of this report.

## **11. REPRESENTATIONS**

**11.1** Twenty-seven neighbours were notified of the application by letter.

### **11.2 Support**

**11.2.1** There are no letters of support for this application.

### **11.3 Object**

**11.3.1** There are five letters of objections for this application. Their comments are summarised as follows:

- Light pollution
- Impact on wildlife

- Lux levels are higher than the normal standard for playing fields
- Commercial purposes
- No demand or need for the lights
- Noise pollution
- Increased traffic movements to the hockey pitch
- Negative impact on neighbours amenities
- Planning precedent at the site to refuse floodlighting
- The floodlights are too high
- They should not be used outside of school hours

## **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,
- b) any local finance considerations, so far as material to the application, and 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 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** S1 – Development Limits  
GEN1 – Access  
GEN2 – Design  
GEN4 – Good Neighbourliness  
GEN5 – Light Pollution  
GEN6 – Infrastructure Provision  
GEN7 – Nature Conservation  
ENV3 – Open Spaces and Trees  
ENV7 – Protection of the Natural Environment  
ENV8 – Other Landscape Elements of Importance  
ENV10 – Noise Sensitive Developments  
Policy LC2 – Access to Leisure and Cultural Facilities  
Policy LC3 – Community Facilities  
Policy LC4 – Provision of Outdoor Sport and Recreational Facilities  
Beyond Development limits

## **13.3 Saffron Walden Neighbourhood Plan (2022)**

- 13.3.1** SW3 – Design  
SW11 – Ecological Requirements for All New Domestic and Commercial Developments  
SW16 – Playing Fields and Sports Halls  
SW17 – Open Space for Informal Recreation

## **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) Highways, Parking and Access  
E) Nature Conservation, Biodiversity and Landscaping

## **14.3 A) Principle of Development**

- 14.3.1** The proposal is located within the development of Saffron Walden where Local Plan Policy S1 applies. This states that development within the existing built up areas if compatible with the character of the settlement and, in addition, for sites on the edge of the built up area, its countryside setting will be permitted within these boundaries.

- 14.3.2** Paragraph 96(c) of the NPPF (2024) sets out that planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lives ... through the provision sports facilities. Paragraph 104 sets out that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on. The site also lies within a Protected Area of Open Space. Policy ENV3 states that the loss of traditional open spaces, other visually important spaces, groups of trees and fine individual tree specimens through development proposals will not be permitted unless the need for the development outweighs their amenity value.
- 14.3.3** With regards to the aforementioned policy, the 6no. lighting columns extending to 14-metres in height and 18no. low glare LED lights would not result in the loss of traditional open space or the loss of the hockey pitch – they would enhance its use. The lighting is proposed to meet the standards set by England Hockey, Sport England, and the FIH for Class I club-level competition in order to support the use of the hockey pitch for both competitive fixtures and for training and lower-level play. There would be no loss of the open space or its recreational use and the application seeks to support and maintain the use of the site.
- 14.3.4** Policy GEN5 sets out that 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.
- 14.3.5** The applicant submits that the installation of the lights is necessary to support the use of the hockey pitch and to allow the facility to meet the standards set by England Hockey, Sport England, and the FIH for Class I club-level competition, aforementioned. There is no conflict with the need or the demand for the floodlighting at the pitch and the improvements to community sporting facilities would be supported by Policy LC1 of the Local Plan (2005) with the policy subtext (paragraphs 7.3 & 7.4). This states that the Council intends to work with town and parish councils to provide and/ or improve facilities and that extensions or additional facilities at existing sports and leisure centres or school sites with potential for dual school and community use will be permitted outside as well as within settlements.
- 14.3.6** Regarding the level of lighting proposed and its period of use, the original permission (UTT/0494/97/FUL) for the installation of the synthetic hockey pitch was approved in 1997 with condition C90.B imposed. This restricted the hours of use of the pitch between 09:00 and 20:00 on weekdays and 09:00 and 17:00 on Saturdays. The condition also restricted use of the hockey pitch on Sundays and Bank or Public Holidays. Similarly, the hours of use proposed for the lighting would accord with the operational use of the hockey pitch and a condition could be imposed to ensure that the lightings period of use accord with the already established allowed

hours of use of the hockey pitch. As such, the proposals accord with Policy GEN5(a).

- 14.3.7** In terms of minimising glare and light spill, the submitted Lighting Plans demonstrate that mitigation measures are proposed to appropriately limit impacts – both on neighbouring residents on Beeches Close and across the western hedgerow which forms the edge of the settlement boundary of Saffron Walden. It has been shown that the proposed LED lighting system meets the standard for both pitch illuminance and control of obtrusive light. The spill light would be well contained around the perimeter of the pitch and reduced when compared to previous iterations. Spill light towards neighbouring houses has been kept below 2lux (Environmental Zone E1), and there is zero upward light from the GigaTera flat glass floodlight fittings. The reduced impact of spill light and the inclusion of a bat friendly colour temperature of 3000K will provide an environment that limits the impact on the local ecology whilst still providing suitable playing conditions on the pitch.
- 14.3.8** Due to the flat glass design of the GigaTera MAF LED floodlight, for the artificial turf pitch, the elevation of each individual floodlight is kept generally horizontal (less than 8° elevation). This has the benefit of reducing the viewing angle of the internal section of the floodlight and provides a system that limits source intensity readings. In addition to this, the baffles and louvres attached to the floodlights will further restrict the view of the internal section of the floodlight. As such, the applicant has demonstrated that the proposals meet the requirements for school and club level hockey and has very limited impact on neighbouring properties. Through the use of low colour temperature LED chips, louvres, baffles, dimming and programmable time clock this proposal offers a solution that meets the needs of all and minimises light glare and spill in accordance with Policy GEN5(b).
- 14.3.9** The development proposed would contribute towards the existing recreational and community use of the hockey pitch within the school grounds, and this would not be out of character with the settlement character of Saffron Walden or with the school site as a whole. The proposed specifications of the floodlighting proposed meets the established need for the use of the hockey pitch and actively minimises light glare and spill with regards to neighbouring uses. The hours of use could also be restricted by way of a condition to ensure the hours of use of the lighting accord with the already existing permitted hours of use for the hockey pitch, established under Condition C90.B of UTT/0494/97/FUL.
- 14.3.10** As such, the proposals accord with Policy S1, LC1 and GEN5 of the Uttlesford Local Plan (2005) and the National Planning Policy Framework (2024).

**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 the proposed development should be compatible with the scale, form, layout, appearance and materials of the surrounding buildings. Policy SW3 of the Saffron Walden Neighbourhood Plan (2022) also sets out that developments and extensions of buildings and spaces must demonstrate that they evidence a positive response to the landscape, local and longer views and the natural and historic environments and integrate well with existing neighbourhoods while seeking, where appropriate, to improve the aesthetic of the immediate area.
- 14.4.3** The proposed lighting structures would include 6no. lighting columns with 18no. pitch-facing lights attached. A flat glass floodlight design will be used and the floodlights will be installed at a maximum elevation angle of 8° to reduce upward light and glare. Automated curfew control will be implemented via a programmable time clock that accounts for daylight saving.
- 14.4.4** It has been stated that the structures would be 14 metres in height and a series of horizontal louvre blades are to be connected to the floodlight bracket to control light towards the floodlight front glass. This has the effect of cutting out rear spill light without detrimentally effecting the distribution of light onto the pitch surface. Front and side baffle blades are to be fitted to the body of the floodlight to significantly reduce the levels of spill light. The floodlighting structures and flood lighting shields proposed would have some impact on the appearance of the area however, this is considered to be outweighed by their benefits. Elevation Plans of the lights have been provided within the Design Statement and the Lighting Plan demonstrates their positioning and the levels of light spill. These would not appear overbearing within the site, nor appear out of character with the existing sporting and recreational paraphernalia at the site, within the school grounds.
- 14.4.5** Given the above, the proposal is considered to comply with Uttlesford Local Plan Policy GEN2, Neighbourhood Plan Policy SW3 and the NPPF (2024).

## **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** Given the nature and location of the development, it is considered that there would be limited harm to nearby sensitive receptors, i.e. residential dwellings. While the floodlighting will enable the pitch to be used later in the evenings, especially in the winter months, and this as a result could increase noise implications to nearby dwelling. However, this application is not changing the time restrictions of the site and the permitted hours of operation at the hockey pitch are already restricted by way of condition C90.B of UTT/0494/97/FUL.

**14.5.3** The most southern corner of the hockey pitch is located approximately 100-metres from the rear boundaries Nos. 28 and 30 Beeches Close – the two closest residential properties. When measuring the distance from the location of the proposed floodlights and the rear elevations of these two dwellings, the separation distances expand to 140-metres and 145-metres. There is an expansive area of open grassland and dense tree belts/vegetation that separate the hockey pitch and the rear gardens of these properties and as such. There is not considered be adverse impacts of light pollution or overbearing impacts caused by the proposals on neighbouring dwellings as a result of the large separation distances and existing boundary screening. The photograph below demonstrates the distance and screening between the southern edge of the hockey pitch and the rear of properties on Beeches Close.

**14.5.4**



*Figure 1 - Photograph taken from the southern boundary of the hockey pitch*

- 14.5.5** Furthermore, UDC's Environmental Health Officer was consulted on the application and raised no concern with the lighting solution being proposed when considering light spill and the impacts on neighbouring receptors (residential dwellings). It was stated that the existing hours of use related condition as per the previous consent for the hockey pitch (ref. UTT/0494/97/FUL) would be appropriate to safeguard residential amenity. A condition ensuring the hours of use of the lighting accords with the established permitted hours of use of the hockey pitch would be reasonable and necessary to ensure limited impacts on the amenities of neighbouring occupiers.

**14.6 D) Highways, Parking and Access**

- 14.6.1** Representations by neighbours raised concerns with regards to the highways impacts of the development. These concerns allude to the perceived increase of vehicle movements to the site relating to the hours of use of the hockey pitch. This application does not seek to alter the existing approved use of the hockey pitch nor the hours of operation of the pitch. This application relates to the installation of LED lighting the proposed floodlights themselves would not directly result in adverse traffic impacts.

- 14.6.2** Given the distance the proposal is from the public highway and the lack of impact by the installation of LED floodlights, the Highway Authority were not consulted on this application. As such, there are no conflicts with Policy GEN1 of the Uttlesford Local Plan (2005).

**14.7 E) Nature Conservation, Biodiversity and Landscaping**

- 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 a Lighting Plan, drawing no. 1 (Christy Lighting Masts Ltd., May 2025), Lighting Details (Christy Lighting Masts, May 2025), Design Statement (Christy Lighting Masts Ltd., May 2025) and Bat Assessment report (Essex Ecology Ltd., March 2025).

- 14.7.3** 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 have no ecological objection subject to attached conditions. The mitigation measures identified in the Design Statement (Christy Lighting Masts Ltd., May 2025) 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.

- 14.7.4** It is noted that the proposed lighting designs and products have been changed since the previous submission in order to reduce the impacts to

protected, nocturnal species such as bats. This has included the option of dimming lights to 200 lux for training and lower-level play, the inclusion of louvres and baffles to control light spill and the reduction of colour temperature to 3000K. The revised plans have also reduced the light spill onto the surrounding vegetation.

**14.7.5** In addition, the Bat Assessment report (Essex Ecology Ltd., March 2025) details restricted operational hours of the lighting system (5pm-10pm on weekdays and 8am-5pm on weekends). It is recommended that these timings are secured by a condition of any consent so that any use outside of these times would need to be agreed with the LPA beforehand.

**14.7.6** With regard to mandatory biodiversity net gains, Place Services have reviewed the submitted Biodiversity Net Gain Statement (Archer Building Consultancy Ltd., April 2025). Place Services are satisfied that the application documents provide sufficient information that the development meets the de-minimis exemption. As a result, it is confirmed that the development is exempt from the statutory requirement of mandatory biodiversity net gains.

**14.7.7** 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).

## **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 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 granted 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 approved works shall be carried out in accordance with the details contained in the Design Statement (Christy Lighting Masts Ltd., May 2025) as submitted with the planning application. All measures and works shall be in place prior to first use of the lights.

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).

- 4** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened 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 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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005).

- 5** The sports pitches shall not be externally lit between the hours of 20:00 and 09:00 on weekdays and 17:00 and 09:00 on weekends, unless otherwise agreed in writing by 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 (Priority habitats & species) and Policy GEN7 of the Uttlesford Local Plan (2005) and to protect the amenities of nearby residents in accordance with Policy GEN2 of the Uttlesford Local Plan (2005).

## APPENDIX 1 – PLACE SERVICES (ECOLOGY)

Place Services  
Essex County Council  
County Hall, Chelmsford  
Essex, CM1 1QH  
www.placeservices.co.uk



Date: 27 May 2025

Our ref: 02934

Ashley Neale  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

By email only: Planning Department, [planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)

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*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.*

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**Application:** UTT/25/0720/FUL  
**Location:** Saffron Walden County High School Audley End Road Saffron Walden  
Essex CB11 4UH  
**Proposal:** Proposed LED lighting solution for the existing Hockey Pitch.

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

<b>No ecological objection</b>	<input type="checkbox"/>
<b>No ecological objection subject to attached conditions</b>	<input checked="" type="checkbox"/>
<b>Further information required/Temporary holding objection</b>	<input type="checkbox"/>
<b>Recommend Refusal</b>	<input type="checkbox"/>
<b>Subject to Natural England's formal comments on the conclusion of the LPA's Appropriate Assessment</b>	<input type="checkbox"/>

### Summary

We have reviewed the Lighting Plan, drawing no. 1 (Christy Lighting Masts Ltd., May 2025), Lighting Details (Christy Lighting Masts, May 2025) and Design Statement (Christy Lighting



Masts Ltd., May 2025) relating to the likely impacts of development on protected and Priority species & habitats and identification of appropriate mitigation measures.

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 protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.

It is noted that the proposed lighting designs and products have been changed since the previous submission in order to reduce the impacts to protected, nocturnal species such as bats. This has included the option of dimming lights to 200 lux for training and lower-level play, the inclusion of louvres and baffles to control light spill and the reduction of colour temperature to 3000K. The revised plans have also reduced the light spill onto the surrounding vegetation.

In addition, the Bat Assessment report (Essex Ecology Ltd., March 2025) details restricted operational hours of the lighting system (5pm-10pm on weekdays and 8am-5pm on weekends). It is recommended that these timings are secured by a condition of any consent so that any use outside of these times would need to be agreed with the LPA beforehand.

The mitigation measures identified in the Design Statement (Christy Lighting Masts Ltd., May 2025) 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.

With regard to mandatory biodiversity net gains, it is highlighted that we have reviewed the submitted Biodiversity Net Gain Statement (Archer Building Consultancy Ltd., April 2025). Applications are required to deliver a mandatory 10% measurable biodiversity net gain, unless exempt under [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#). Therefore, we are satisfied that the application documents provide sufficient information that the development meets the de-minimis exemption. As a result, we are satisfied that the development is exempt from the statutory requirement of mandatory biodiversity net gains.

No biodiversity enhancement measures are identified in the documents provided. We recommend that, to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024), reasonable biodiversity enhancement measures such as bird boxes will need to be provided. The reasonable biodiversity enhancement measures should be outlined within a Biodiversity Enhancement Strategy 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 MITIGATION RECOMMENDATIONS**

*"All mitigation measures and/or works shall be carried out in accordance with the details contained in the Design Statement (Christy Lighting Masts Ltd., May 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination."*

**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. ACTION REQUIRED: CONTROL OVER LIGHTING (HOURS OF USE)**

*"The sports pitches shall not be externally lit between the hours of 22:00 and 17:00 on weekdays and 17:00 and 08:00 on weekends, unless otherwise agreed in writing by 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 (Priority habitats & species) and Policy GEN7 of the Uttlesford Local Plan (2005).

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

*"Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened 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 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, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005).

Please do not hesitate to contact us if you have any queries in relation to this advice.

**Ella Gibbs MCIEEM BSc (Hons)**

Senior Ecological Consultant

Place Services at Essex County Council

Email: [PlaceServicesEcology@essex.gov.uk](mailto:PlaceServicesEcology@essex.gov.uk)



Place Services provide ecological advice on behalf of Uttlesford District Council.

*Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*



## APPENDIX 2 – MAG AERODROME SAFEGUARDING TEAM

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**From:** DD - Aerodrome Safeguarding <aerodrome\_safeguarding@stanstedairport.com>  
**Sent:** 07 April 2025 13:56  
**To:** Planning <planning@uttlesford.gov.uk>  
**Cc:** Diane Jackson <Diane.Jackson@magairports.com>  
**Subject:** >> CONSULTATION RESPONSE: UTT/25/0720/FUL

Reference: UTT/25/0720/FUL  
Our Ref.: STN 2025-073  
Proposal: Proposed LED lighting solution for the existing Hockey Pitch  
Location: Saffron Walden County High School Audley End Road Saffron Walden

Dear UDC,

Thank you for consulting with the aerodrome safeguarding authority for Stansted Airport, we have no objection, please note the following:

-The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see:  
<https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Kind regards,

**MAG Aerodrome Safeguarding Team**  
**Manchester Airport|East Midlands Airport|Stansted Airport**  
E: [aerodrome\\_safeguarding@stanstedairport.com](mailto:aerodrome_safeguarding@stanstedairport.com)  
W: [Aerodrome Safeguarding | Manchester Airport](#)



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Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport,

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Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 101 N Wacker Dr STE 101A, Chicago, IL 60606.

## **APPENDIX 3 – UDC ENVIRONMENTAL HEALTH**

### **Environmental Health Consultee Comments for Planning**

Application Number: UTT/25/0720/FUL

Saffron Walden County High School Audley End Road Saffron Walden

#### **Consultee**

Name: Rebecca Page

Title: EHO

Tel: x

Email: rpage@uttlesford.gov.uk

Date: 23 May 2025

**Proposed LED lighting solution for  
the existing Hockey Pitch.**

#### **Comments**

The application is for changes to lighting only. The proposed solution is acceptable, as discussed with the design statement dated 12<sup>th</sup> May 2025.

#### **Informatives**

Operational hours have been agreed through previous applications. However, the applicant should follow their site management plan to ensure noise levels are controlled.