



ITEM NUMBER:	6
PLANNING COMMITTEE DATE:	17 September 2025
REFERENCE NUMBER:	UTT/25/1332/OP
LOCATION:	Alpenrose Bedlars Green Great Hallingbury Essex CM22 7TP

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 10 Jan 2025

PROPOSAL: Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.

APPLICANT: Mr Nicholas Champion

AGENT:

EXPIRY DATE: 15/07/2025

EOT EXPIRY DATE: 18/09/2025

CASE OFFICER: Ashley Neale

NOTATION: Within Development Limits
Within 6km of Stansted Airport
Within 500m of S.S.S.I.
Stansted Airport LEQ

REASON THIS APPLICATION IS ON THE AGENDA: Councillor Call-in Cllr Driscoll
GEN2 Design, GEN7/ENV8 Ecology Biodiversity/Nature Conservation; GEN 8 Vehicle Parking Standards; H3 Outside Settlement Limits; H10 Housing Mix

1. EXECUTIVE SUMMARY

- 1.1** The applicant seeks outline planning permission with all matters reserved except for appearance and scale for the proposed demolition of the existing dwelling of Alpenrose and the redevelop the site with the erection of 4 no. detached dwellings.
- 1.2** The proposed design of the dwellings is simple and responsive to existing built form in the site's environs and uses a stepped-down approach to scale to reflect the edge of settlement location of the site. The density being proposed is not considered overbearing, nor an over-urbanisation of the site when considering existing densities within Bedlar's Green. The proposals represent a relatively large but simple built form and is not deemed to be overly harmful or incompatible within the context of the site.
- 1.3** The intensification of residential use at the site with regards to scale, bulk and footprint than the existing bungalow would accord with ULP Policy S3. The principle of residential use at the site with a net increase of 3 dwellings 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 Alpenrose. The site, although semi-rural is not considered isolated from services or amenities and the site would make an efficient use of land within an existing settlement boundary.

- 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 Alpenrose and spans 0.23 (ha) in size and is situated to the east of Bedlar's Green, Great Hallingbury. The site is located within the settlement boundary and comprises a relatively large residential plot, in which a single storey 5no. bed house, with adjoining but separate garage, sits. The existing property has a footprint of 156m², with the adjoining garage having a footprint of 25m². The property is surrounded by a large area of garden and amenity space. To the rear of the property are three shed buildings used for storage. An established vehicular access provides direct access to the adjoining lane which connects to Tilekiln Green. This lane forms the start of a Public Right of Way (Ref: PROW20).
- 3.2 The site is bounded by agricultural fields to the east and residential properties to the north, south and west. The site's boundaries include established trees, hedges and other vegetation to the east and south and a fence to the west. The site has an open frontage to the north.

4. **PROPOSAL**

- 4.1 The proposal seeks to outline permission with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings.
- 4.2 The application includes the following supporting documents:
- Application form
 - Biodiversity checklist
 - Covering Note
 - Cover Letter
 - UTT/24/2829/FUL - Officer's Report

- UTT/24/2829/FUL – Decision Notice
- Planning Statement
- Transport Statement
- Moodboard
- Great Hallingbury New Build Design Samples
- Planning Density Comparisons
- Planning Application Iterations
- Preliminary Ecological Appraisal and Preliminary Roost Assessment
- Bat & GCN Survey and Assessment
- Biodiversity Metric Calculation Tool
- Existing Habitat Plan
- Structural Engineers Report
- Arboricultural Site Visit Report
- Certificate B
- Photographs

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
25/00031/REF	Proposed demolition of existing bungalow and erection of 4 no. detached dwellings	APPEAL DISMISSED
UTT/24/2820/FUL	Proposed demolition of existing bungalow and erection of 4 no. detached dwellings	REFUSE
DUN/0357/64	Site for four dwellings	REFUSE
DUN/0266/62	Site for four dwellings	REFUSE
DUN/0061/55	Dwellinghouse and garage	APPROVE WITH CONDITIONS
DUN/0136/53	Site for erection of bungalow	APPROVE WITH CONDITIONS
DUN/0139/52	Site for proposed bungalow and temporary bungalow until such a time as licence is granted	APPROVE WITH CONDITIONS

- 6.2** This application follows the refusal of UTT/24/2829/FUL which sought full planning permission for the demolition of the existing bungalow and erection of 4 no. detached dwellings. It was recommended for approval

by the Planning Officer but refused by members at the 7th May 2025 Planning Committee with one reason for refusal. This related to the inappropriate layout and appearance of the proposed development which was deemed to conflict with the existing pattern of development in the surrounding area, with reference to the perceived overbearing and urbanising nature of the parking layout and arrangement of houses on the site.

- 6.3** During the decision-making process for the current application, the appeal decision was issued for UTT/24/2820/FUL. The Inspector concluded that the sole reason for refusal could not be upheld and that the layout and appearance of the dwellings would not be inappropriate, nor out of character with the existing pattern of development. The Inspector also found that the density of housing proposed (4no. detached houses) was justified and represented a suitable scale of redevelopment at the site, also considering that the parking layout was appropriate and would be suitably screened by the proposed arrangement of the houses. Nevertheless, the appeal was dismissed for a separate reason, in that a financial contribution towards the Hatfield Forest Mitigation Strategy had not been secured during the decision making and that the proposed condition (Condition 13 of UTT/24/2820/FUL) was not suitably worded to secure this contribution.

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** Pre-application advice was sought for an outline permission for the demolition of the existing dwelling and the construction of 4no. new homes and associated development. The indicative layout demonstrated 4no. dwellings sited in a linear pattern fronting the highway.
- 7.3** Officer advice was on the proposed scheme was given on 16th August 2023 (UTT/23/0338/PA) and was generally unsupportive of the proposals. The principle of development was considered not to be acceptable due to the lack of services and amenities in the immediate area and the additional strain on the local road network caused by 4no. dwellings. It was concluded that two dwellings would be preferred over four.

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

- 8.1.1** From a highway and transportation perspective the Highway Authority stated that the impact of the proposal is acceptable to the Highway

Authority subject to compliance conditions. The Highway Authorities consultee response can be found in Appendix 1 of this report.

9. GREAT HALLINGBURY PARISH COUNCIL

- 9.1** The Great Hallingbury Parish Council object to this planning application for the following reasons:
- There will be too many houses for the plot causing an unacceptable increase in vehicles which would damage the green.
 - No access to a public highway - This access from the site was allowed as an 'easement' across National Trust land onto Beggars Hall Lane, which is a private road (also a footpath). This is the only access, and none exist direct to the main road which begins approximately where the noticeboard is situated.
 - Lack of information regarding how mains utilities would be installed when access is over private land.
 - The planning application is defective as there is no access to the public highway.

10. CONSULTEE RESPONSES

10.1 Place Services (Ecology)

- 10.1.1** No objection subject to securing biodiversity mitigation and enhancement measures, including mandatory biodiversity net gains. Place Services (Ecology) consultee response can be found in Appendix 2 of this report.

10.2 MAG Aerodrome Safeguarding

- 10.2.1** No objection subject to conditions managing lighting, wildlife, materials and construction management. MAG Aerodrome Safeguarding consultee response can be found in Appendix 3 of this report.

10.3 National Trust

- 10.3.1** No comments were received on this application. However, as per the previous application (UTT/24/2820/FUL) and the Planning Inspector's appeal decision, it was confirmed that a financial contribution to the National Trust for use at Hatfield Forest towards visitor and botanical monitoring and mitigation works is required. This currently of £5,334.40 (£1,333.60/net new dwelling)
- 10.3.2** A draft Unilateral Undertaking (UU) has been prepared by the Applicant

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 Neutral

11.3.1 There is one neutral letter for this application. The following comments were received:

- The Location Plan should be amended to include the proposed visibility splays, annotated on the Block Plan, within the red line application boundary

11.4 Object

11.4.1 There is one letter of objection for this application. The following comments were received:

- Overdevelopment of the site – 1-2 dwellings is more appropriate than 4 dwellings
- Overlooking onto neighbouring properties interfere with the privacy and enjoyment of a private garden.
- 3 parking spaces would be directly next to the adjacent property's back garden
- Ecological impact on protected species
- 2m high wooden fence should be placed along the boundary with Pryors Peace to protect its privacy

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.

12.3 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 S3 – Other Development Limits
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection
GEN4 – Good Neighbourliness
GEN5 – Light Pollution
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
H3 – New Houses within Development Limits

13.3 Neighbourhood Plan

13.3.1 There is no made neighbourhood plan for Great Hallingbury.

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) Ecology and Biodiversity
- F) Land Contamination
- G) Flood Risk/Drainage
- H) Lighting
- I) Aerodrome Safeguarding

14.3 A) Principle of Development

14.3.1 The proposal is located within the development limits of Great Hallingbury (Bedlars Green). As a result, Local Plan Policy S3 applies. Policy S3 supports development within the development limits of Great Hallingbury (Bedlars Green) particularly where proposals are compatible with the settlements character.

14.3.2 Policy H3 also sets out that infilling with new houses will be permitted on land within settlements if the development would be compatible with the character of the settlement and, depending on the location of the site, its countryside setting. Windfall sites will be permitted if they meet all the following relevant criteria:

- a) The site comprises previously developed land;
- b) The site has reasonable accessibility to jobs, shops and services by modes other than the car, or there is potential for improving such accessibility;
- c) Existing infrastructure has the capacity to absorb further development, or there is potential for its capacity to be increased as necessary;
- d) Development would support local services and facilities; and
- e) The site is not a key employment site.
- f) Avoid development which makes inefficient use of land.

14.3.3 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.

14.3.4 With regards to criteria of Policy H3, the site currently comprises an existing residential dwelling, detached garage and three shed outbuildings to the rear of the main house. By definition, the site constitutes some previously developed land (PDL). The NPPF encourages the use of previously developed land for new development. Policy H3(a) of the Uttlesford Local Plan also encourages the use of previously developed land, however, it should noted that the entire curtilage of the site cannot be deemed to be PDL, only those areas on site containing built structures or surfacing are considered PDL. Nevertheless,

the proposed development accords with Policy H3(a) as the application does comprise previously developed land.

- 14.3.5** The settlement of Bedlars Green (and the wider settlement of Great Hallingbury) is limited in terms of amenities with a public house, village hall, church and private preparatory primary school. Transport connectivity to other villages and towns is limited with a semi frequent bus service (every two-hours) to Bishop's Stortford via the 315 bus route. Notwithstanding the above, access to sustainable modes of transport (walking and cycling and some bus accessibility) 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 Bishop's Stortford and Stansted Airport, this limits the harm arising from the need to travel. Weight is given to sensitive development of dwellings within the development limits of rural settlements but close to larger, more sustainable settlements and will be acceptable if development would be in character with the surroundings and have limited impact on the countryside.
- 14.3.6** However, an existing residential dwelling exists at the site and the proposal seeks to demolish this dwelling and replace it with 4no. new dwellings. The principle of residential use at the site is already established and the assessment at hand relates to whether the residential intensification of the site would be appropriate in this location. The NPPF does acknowledge that *'opportunities to maximise sustainable transport solutions will vary between urban and rural areas'* with rural areas naturally much more likely to have to make use of a car. The net increase of 3no. dwellings at the site is not considered to put an unnecessary strain on existing infrastructure and would have a minimal impact locally. The proposed development therefore accords with criteria (b), (c) and (d) of Policy H3.
- 14.3.7** With regards to criteria (e) and (f) of Policy H3, the site is located within a plot of land forming the curtilage of an existing dwelling (Alpenrose). The site is not a key employment site and residential use of the land is already established. The site is physically separate from the surrounding arable landscapes to the east of the site and is visually connected with the existing residential development within Bedlar's Green. The site forms the edge of the development limits and its eastern boundary runs adjacent to land designated as open countryside. However, existing boundary treatments and dense vegetation along this boundary provides a distinct separation between the existing settlement and the open countryside. Nevertheless, the character of the site takes a semi-rural feel and any proposed development should be compatible with both the setting and character of the existing settlement and the countryside, as per the provisions of Policy H3.
- 14.3.8** The intensification of residential use at the site with regards to in scale, bulk and footprint than the existing bungalow will not necessarily result in

a conflict with ULP Policy S3 or H3. The principle of residential use at the site with a net increase of 3 dwellings 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 Alpenrose. The site, although semi-rural is not considered isolated from services or amenities and the site would make an efficient use of land within an existing settlement boundary. With regards to the density of development being proposed (equivalent to 17.4 dph), the nature of the proposed development would not appear visually intrusive or overbearing when considering the existing pattern of development within Bedlar's Green. The scale of the proposed development which forms part of this outline application was also considered appropriate in the Inspector's appeal decision (APP/C1570/W/25/3367058 – 15th August 2025)

14.3.9 As such, and as result of the site's containment within the settlement of Bedlars Green, the visual impact of the proposals on the character of the surrounding rural landscape is very limited and is not considered to be unacceptable. The plans demonstrate that the 4no. 1.5-storey dwellings 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 dwellings 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 edge of settlement location given the existing residential use of the site, nor would not overly alter or urbanise the character of the site. Therefore, as the site is not a key employment site and the level of development being proposed is considered to make a more efficient use of the land, the proposed development accords with criteria (e) and (f) of Policy H3.

14.3.10 To conclude, the introduction of the proposed built form at this location would cause a minimal change to the character of the site by creating somewhat of an increased domesticated appearance, but it would not be excessive nor detrimental to the character of the settlement or the countryside. Regarding the principle of residential redevelopment in the form of a demolishing the existing dwelling and the erection of 4no. detached dwellings at the site, within an existing area of partially previously developed land and amenity land associated with Alpenrose, the proposed development accords with the criteria of Policy H3.

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):
- 14.4.4** The proposed development involves the demolition of Alpenrose and its associated structures and the erection of 4 new detached dwellings on the southern side of the byway, opposite The Old Post Office and to the east of Woodside Lodge. The proposals seek to utilise an existing access point to form a shared drive to serve the detached dwellings. Matters including scale and appearance form part of this outline application. Layout does not form part of this application and is merely indicative at the stage.
- 14.4.5** With regards to layout, this matter does not form part of this application and would form a subsequent “reserved matter” if outline permission is granted. The indicative layout demonstrates that the 4no.dwellings would be sited towards each corner of the site with principle elevations facing towards the centre of the site. Indicatively, Plot 1 would face east, Plots 2 and 3 facing west and Plot 4 facing north. The indicative layout appears to address concerns raised in the previous application and to address the sole reason for refusal which was subsequently not upheld at appeal. The design approach seeks to reduce the dominance of the previously proposed central drive which was perceived to be overly dominated by block paving and parking. The indicative layout breaks up the built form and hardstanding with the access drive separated into to two sections – one serving Plot 1 and Plot 4 and the other serving Plots 2 and 3. Parking layouts are positioned more discreetly and are largely located to the side of dwellings and appear separate and legibly located with respect to their corresponding dwelling. The orientations of the dwellings are configured so as to avoid any overlooking of the adjacent property at Woodside Lodge.
- 14.4.6** Plots 1 and 2 would still create active frontages onto the lane by way of fenestration placements, the PROW would remain semi-rural and unobstructed in character, and the orientation of dwellings responds to adjacent dwellings. As such, indicative layout would safeguard important environmental features in its setting, enabling their retention and would help to reduce the visual impact of new buildings or structures. Although indicative at this stage, the layout addresses some of the previous concerns raised with regards to the previously refused scheme and is considered to reflect the existing pattern of development along the lane, capable of according with Policy GEN2.

- 14.4.7** In terms of scale, mass and appearance within the street scene which do form part of this outline application, the proposed new dwellings would mostly be 1.5 storeys in height with Plot 4 largely being a typical 2-storey dwelling. This is proposed to respect the edge of settlement context of the site and to provide a stepped down approach to scale and form moving eastwards across the site. The 2-storey mass of Plot 4 seeks to replicate the two-storey form of Woodside Lodge whilst Plots 1, 2 and 3 which front the northern and eastern site boundaries scale down to 1.5-storey in height. In terms of height in relation to neighbouring properties, Plot 1 has a maximum ridge height of approximately 7.1 metres and Plot 2 has a maximum ridge height of 7.8-metres. The use of a 1.5-storey form provides that both plots (the two most visually prominent plots have an eaves height of approximately 3.3 metres. Height measurements of Woodside Lodge and The Old Post Office are not provided, however their two-storey forms would present themselves as taller and more prominent than the proposed dwellings at the application site.
- 14.4.8** As such, it is considered that the proposed scale and form of the dwellings would appear subservient and sympathetic within the existing building line along the road and would not appear overbearing nor incongruous. As well as the submitted Elevation Plans, the submitted accompanying Moodboard and other relevant design approach documents demonstrate the sympathetic and respectful integration of the four dwellings into the existing built form of its environs.
- 14.4.9** The property of Woodside Lodge is sited on the adjacent plot to the west of the application site and is sited in very close proximity to the highway boundary. Whilst views from Woodside Lodge and The Old Post Office onto the application site would be significantly altered and the four dwellings would be clearly visible, the siting and indicative orientation of the dwellings and the indicative separation distances and between the frontages of the new dwellings and existing adjacent dwellings is not considered to be abnormal, nor inappropriate with regards to being overbearing on neighbouring properties.
- 14.4.10** Although the layout of the site is indicative and does not form part of this application, the indicative layout provided demonstrates that Plot 1 would be a sufficient distance from the north-western corner of Woodside Lodge, and orientated appropriately to avoid frontages facing each other. Therefore, perceived impacts of overlooking or privacy issues with regards to the bulk, massing and appearance of the dwellings are considered limited when also combined with the dense boundary treatment between the properties. There are no concerns with the indicative positioning or siting of Plots 2, 3 or 4 with regards to overlooking or overbearing impacts, and as above, the stepped down approach to design mitigates harm and would create a sympathetic redevelopment of the site that is responsive to the site's context and its constraints.
- 14.4.11** The proposed building footprints would be fairly generous and provide a 4-bedroom layout internally each with a kitchen/dining room, lounge,

bathrooms and utility room providing internal space reasonable to provide a high-quality of living space for future occupants. In terms of layout, the internal spaces comply with the standards as set out in the Nationally Described Space Standards. The rear amenity spaces proposed also far exceed the 100m² minimum space standard set out in the Essex Design Guide.

- 14.4.12** The material palette is also considered to respond to the semi-rural setting of the site incorporating natural red clay tiles and a combination of TBS Textured Red blend brick, cream render and black weatherboarding finishes. These details are largely the same as proposed with the previously refused scheme and no issues or objections were raised with this element of the proposals. The overall design approach with regards to scale, density and appearance were considered to respond the context and identity of the site, particularly with regards to design precedents and typologies within Bedlar's Green and the surrounding settlements. In the Inspector's appeal decision for the previous scheme, it was noted that the appearance and density of development proposed was suitable and appropriate for the site.
- 14.4.13** It is considered that the proposed designs of the dwellings would be of a traditional design and are in keeping with the rural North Essex vernacular common in the area. Variety is introduced in the use of external materials and whilst simple built forms and materials are proposed, there is slight variations that avoid monotony and help to limit any perceived urbanising feel that the new dwellings would have.
- 14.4.14** District-Wide Design Codes *ID1.1C and ID1.2C: Code for responding to existing local character and identity* sets out that Applicants must demonstrate a relationship to their area's history, culture and local character and must use a variety of materials and architectural detailing that are traditional to Uttlesford. District-Wide Design Code *C1C.1C: Code for understanding and relating the site, to its local and wider context* also sets out that proposals for new development must demonstrate an understanding of the key contextual features of the site including landscape, nature, boundary features, the layout of streets and buildings, their typical form and details. 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.
- 14.4.15** The final design seeks to create a sympathetically designed scheme of 4no. dwellings within the curtilage of Alpenrose. The design of the dwellings is simple and responsive to existing built form in the site's environs and uses a stepped-down approach to scale to reflect the edge of settlement location of the site. The density being proposed is not considered overbearing, nor an over-urbanisation of the site when considering existing densities within Bedlar's Green. The proposals represent a relatively large but simple built form and would not be overly harmful or incompatible within the context of the site.

14.4.16 In this case, the proposed appearance of the dwelling would not necessarily be at odds with the aforementioned policies and design codes. The indicative layout of the proposed dwellings would respect the existing settlement character and pattern of Bedlar's Green and would see a more efficient use of under-utilised space within the development limits to accommodate 4no. detached dwellings. The design approach would be more reflective of the existing character and design of Bedlar's Green and represent a more appropriate built form and style than that of the existing bungalow of Alpenrose.

14.4.17 As such, the proposals are in accordance with Policies S3 & GEN2 of the Uttlesford Local Plan (2005), and the NPPF. Meaningful reference to relevant to the Uttlesford District-Wide Design Code (2024) 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 Although the layout and orientation of the dwellings does not form part of this application, the scale, design and appearance of the proposed dwelling in relation to the neighbouring dwellings do not demonstrate any concerns with regards to potential overshadowing, overlooking and overbearing effects. Similarly, the previously proposed design of the site was not considered to cause any unacceptable impacts with regards to neighbouring properties. A third party representation was received with regards to privacy and overlooking impacts with regards to the property of Pryors Place to the south. These comments relate to the potential for Plots 3 and 4 overlooking the garden of this property and the parking spaces for Plot 3 being located adjacent to the site's boundary. Although specific details of layout and the siting and orientation of the dwellings is indicative, the main dwelling of Pryors Place is located over 30 metres from the site boundary with Alpenrose and there would be no unacceptable levels of overlooking on the main dwelling by way of separation distances. With regards to private gardens be overlooked, rear gardens or considered habitable spaces and it is not inappropriate nor unacceptable for dwellings in built-up areas to have vistas over neighbouring property's gardens.

14.5.3 The scale of the 4no. dwellings when compared to the existing bungalow of Alpenrose represents a significant increase in scale and built form at the site. However, the design of the dwellings takes a 1.5 storey form, and would not be overbearing compared to the 2-storey forms of Woodside Lodge and The Old Post Office adjacent and opposite the site.

14.5.4 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.

14.5.5 As such, it is officer's opinion that the proposed design (with regards to scale and appearance) 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 several criteria regarding access with which development must comply 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 Matters regarding access do not form part of this application and merely indicative at this stage. The Applicant has indicatively submitted that the existing access to Alpenrose would be utilised, and the access point is to remain unchanged – subject to layout and access be finalised at a reserved matters stage. The applicant has indicatively demonstrated that suitable visibility splays are achievable when egressing the site and the public footpath (PROW 20) could also remain unaltered. Comments from Great Hallingbury Parish Council regarding access to the adopted highway further up towards the green are noted, however, the red line boundary demonstrates vehicle access to the adopted highway. The Applicant has served the appropriate Certificate B on the National Trust who own this strip of the byway and has provided detail on the existing Deed of Easement with the National Trust which provides a clear and unrestricted access from Alpenrose to the Public Highway over the National Trust land.

14.6.3 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, subject to the final access arrangements being considered at a reserved matters stage and compliance related conditions being attached to an outline permission, if approved, 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.

14.6.4 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 indicative layout proposals demonstrate three vehicle parking spaces to be allocated for each 4-bedroom dwelling. 1no. visitor parking bays could also be provided. The indicative layout seeks to overcome previously raised concerns with the central forecourt being dominated by parking spaces. The indicative parking layouts are positioned more discreetly and are largely located to the side of dwellings and appear separate and legibly located with respect to their corresponding dwelling.

14.6.5 The proposal would be capable of meeting the Uttlesford Residential Parking Standards (2013), the Essex County Council Parking Standards (2009), and on balance, the proposed development meets the requirements of Policy GEN8 of the Local Plan.

14.7 E) Ecology and 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. This report also addresses the distinct legal requirements, ensuring a comprehensive analysis of the ecology and biodiversity impacts of the proposal in line with regulatory standards.

14.7.2 General duty on all authorities

14.7.2.1 The Natural Environment and Rural Communities Act 2006 amended by the Environment Act 2021 provides under Section 40 the general duty to conserve and enhance biodiversity: "For the purposes of this section "the general biodiversity objective" is the conservation and enhancement of biodiversity in England through the exercise of functions in relation to England." Section 40 states authorities must consider what actions they can take to further the general biodiversity objective and determine policies and specific objectives to achieve this goal. The actions mentioned include conserving, restoring, or enhancing populations of particular species and habitats. In conclusion for decision making, it is considered that the Local Planning Authority must be satisfied that the development would conserve and enhance.

14.7.2.2 This development is subject to the general duty outlined above. The following features underscore how the proposal positively impacts biodiversity, offsetting requirements necessary for the development to take place.

14.7.3 Protected Species:

14.7.3.1 In accordance with Natural England's standing advice the application site and surrounding habitat have been assessed for potential impacts on

protected species. The application is supported by a Preliminary Ecological Appraisal and Preliminary Roost Assessment (Ecology Ltd, October 2024), a Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025), Cover Letter (Steve Plumb Associates, August 2025) and Arboricultural Site Visit Report (Tim Moya Associates, July 2025).

14.7.3.2 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. 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. They have no objection subject to securing biodiversity mitigation and enhancement measures, including mandatory biodiversity net gains.

14.7.3.3 The mitigation measures identified in the Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Ecology Ltd, October 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.

14.7.3.4 It is considered that the proposal is unlikely to adversely impact upon protected species or habitats by virtue of the current habitat on site and the lack of any evidence of any protected species being present on site. The mitigation measures identified in the Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Ecology Ltd, October 2024) should be secured by a condition of any consent and implemented in full.

14.7.3.5 The proposed reasonable biodiversity enhancements which have been recommended in the Preliminary Ecological Appraisal and Preliminary Roost Assessment (Ecology Ltd, October 2024) are supported in order 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 secured by a condition of any consent

14.7.4 Biodiversity net gain

14.7.4.1 Biodiversity net gain (BNG) is an approach that aims to leave the natural environment in a measurably better state than it was beforehand. The minimum requirement is for a 10% net gain in biodiversity value achieved on a range of development proposals (excluding Listed Building Consent, Advert Consent, Reserved Matters, Prior Approvals, Lawful Certificates, householders, self builds, and other types of application which are below the threshold i.e. does not impact a priority habitat and impacts less than 25 sq.m of habitat, or 5m of linear habitats such as hedgerow). As set out in the application form and agreed by the applicant, the statutory

framework for BNG applies. This involves the imposition (automatically applied as a deemed condition) of a planning condition on approvals to ensure the objective of at least 10% net gain over 30 years. The determination of the Biodiversity Gain Plan (BGP) under this planning condition is the mechanism to confirm whether the development meets the biodiversity gain objective. Development may not be begun until the BGP, via planning condition discharge, is approved.

14.7.4.2 Given this position, the government strictly provides it would generally be inappropriate for decision makers to refuse an application on the grounds that the biodiversity gain objective will not be met. It is considered logical to confirm this closer to commencement of development, given the potential number of options available. This further supports the position that the biodiversity gain objective can always be met in some form.

14.7.4.3 With regard to mandatory biodiversity net gains, it is highlighted that the Revised Small Sites Metric and accompanying Cover Letter (Steve Plumb Associates, August 2025) are supported by Place Services and they are satisfied that submitted information provides sufficient information at application stage. As a result, a Biodiversity Gain Plan should be submitted prior to commencement.

14.7.4.4 It is noted that the applicant can't achieve a 10% measurable biodiversity net gain site, which is the mandatory minimum requirement. As a result, it is indicated that the applicant should approach an off-site habitat bank provider, registered on the biodiversity gain site register, to meet statutory requirements. Alternatively, the applicant could proceed with the Government's Statutory Biodiversity Credit option at a last resort. A copy of the finalised Statutory Biodiversity Metric - Calculation Tool with off-site units or Statutory Biodiversity Credits will be required as part of the Biodiversity Gain Plan. In addition, a Habitat Management and Monitoring Plan (HMMP) should be secured for all significant on-site enhancements. Based on the submitted post-intervention values, it is suggested that this includes the following habitats: individual trees.

14.7.5 Conclusion

14.7.5.1 In accordance with the overarching duty outlined above, the proposed reasonable biodiversity enhancements are supported for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate 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) and delivery of mandatory Biodiversity Net Gain. In conclusion, this development is considered to accord to best practice, policy, and legislation requirements in consideration of the impacts on ecology interests. As such, it is considered that with conditions

attached, the proposed development is also 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 but provided no comment on the application. However, the as part of the previous application, UDC Environmental Health recommended 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.

14.8.2 Overall, the proposal is acceptable in contamination terms and accords with Policy ENV14 and the NPPF.

14.9 G) Flood Risk/Drainage

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 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 accords with Policy GEN3 and the NPPF.

14.9.3 The Applicant has not provided a Surface Water Drainage Strategy with the application, however, given that the proposed development seeking to intensify the residential use of the site from 1no. dwelling to 4no. dwellings, it is deemed necessary that additional surface water runoff is managed safely and appropriately. As such, to 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 GEN3 of the Local 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 semi-rural location of the site, near Stansted Airport, it is essential to ensure that any external lighting is properly designed and installed to avoid any adverse impacts on residential neighbours or on aerodrome safety from obtrusive or spillover light, or glare and 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) Aerodrome Safeguarding

14.11.1 The application site falls within 6km radius of Stansted Airport and as a result MAG Aerodrome Safeguarding Authority were consulted on the proposed development.

14.11.2 The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict with aerodrome Safeguarding criteria. They have no objection subject to conditions managing lighting, wildlife, materials and construction management. These conditions will be implemented to any grant of planning permission in order to ensure there are no adverse impacts on aerodrome safety.

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** Approval of the details of layout, access and landscaping (hereafter called "the Reserved Matters") must be obtained from the Local Planning Authority in writing before development commences and the development must be carried out as approved.

REASON: In accordance with Article 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2** Application for approval of the Reserved Matters must be made to the Local Planning Authority not later than the expiration of three years from the date of this permission.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

accordance environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 3** The development hereby permitted must be begun no later than the expiration of two years from the date of approval of the last of the Reserved Matters to be approved.

REASON: In accordance with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 4** The public's rights and ease of passage over public footpath (Great Hallingbury no 12) shall be maintained free and unobstructed at all times.

REASON: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies and Policy GEN1 of the Uttlesford Local Plan (2005).

- 5** No part of the development (including construction equipment i.e. cranes) should exceed 110 metres in height (AMSL).

REASON: Flight Safety - To ensure adequate separation between aircraft and ground-based structures.

- 6** Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

REASON: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport and Policy GEN5 of Uttlesford Local Plan (2005).

- 7** During construction, robust measures to be taken to prevent birds being attracted to the site. No pools of water should occur and prevent scavenging of any detritus.

REASON: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft using STN.

- 8** The proposed planting regime is to include no more than 20% berry and fruit bearing species for each planting mix. The finalised proposed landscaping and planting plan is to be approved in writing by the local planning authority, in consultation with Stansted Airport.

REASON: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft using STN.

- 9** No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority, these details shall include:
- Any earthworks- Grassed areas - green roofs
 - The species, number and spacing of trees and shrubs
 - Details of any water features
 - Drainage details including SUDS

REASON: Flight safety - birdstrike avoidance - to avoid endangerment of aircraft and the operation of Stansted Airport through the attraction of birds and an increase in the bird hazard risk at and around the application site

- 10** Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no reflective materials (including solar PV) other than clear or obscure glass shall be added to the building without the express consent of the local planning authority.

REASON: In the interests of flight safety and to prevent distraction and ocular damage to pilots using Stansted Airport.

- 11** No development shall take place until a comprehensive Construction Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with Stansted Airport. The Construction Management Plan is to include at least the following topics:
- Control of dust and smoke
 - The process for notifying the airport prior to the use of frequency emitting devices
 - Measures to prevent foreign object debris (including airborne tarpaulins)
 - Principles for utilising temporary construction lighting (capped at horizontal with no light spill above the horizontal).
 - Procedures for drone usage (if required) in consultation with Stansted Airport
 - Commitment relating to the notification of tall equipment as per CAA CAP 1096
 - Procedures for gas venting in consultation with Stansted Airport.
 - Food waste to be contained within covered bins to prevent birds scavenging detritus and food waste, to ensure the risk of bird strike at Stansted Airport is not increased.
 - Measures to prevent puddling or ponding of water which can act as an attractant to birds hazardous to aviation.

REASON: Flight safety – Construction activities can pose a risk to aviation operations unless managed safely.

- 12** 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

- 13** 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 and prevent any additional surface water run-off in accordance with Policy GEN3 of the Local Plan (2005).

- 14** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (Ecology Ltd, October 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

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

- 15** If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

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

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

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

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

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 the Uttlesford Local Plan (2005).

- 16** Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025), shall be

submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

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

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

REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under the NPPF 2023 and s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the Uttlesford Local Plan (2005)

- 13** 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 for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through provision of appropriate lighting 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 the Uttlesford Local Plan (2005)

- 14** A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- e) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

REASON: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

- 15** The development may not be begun unless (a) a biodiversity gain plan has been submitted to the planning authority (see informatives below), and (b) the planning authority has approved the plan (see informatives below).

REASON: In order to accord with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and amended by The Biodiversity Gain (Town and Country Planning) Modifications and Amendments (England) Regulations 2024.

APPENDIX 1 – ECC HIGHWAYS

Your Ref: UTT/25/1332/OP
Our Ref: 60165
Date: 24/06/2025
cc. cllr.susan.barker@essex.gov.uk



Director for Highways
and Transportation

To: Uttlesford District Council
Assistant Director Planning & Building Control
Council Offices
London Road
SAFFRON WALDEN CB11 4ER

County Hall
Chelmsford
Essex CM1 1QH

Recommendation

Application No. UTT/25/1332/OP

Applicant. Mr Nicholas Champion

Site Location. Alpenrose Bedlars Green Bedlars Green Great Hallingbury
Essex CM22 7TP.

Proposal. Outline application with all matters reserved except appearance
and scale for demolition of existing dwelling and erection of 4 no. dwellings.

From a highway and transportation perspective the impact of the proposal is acceptable to the Highway Authority, subject to the following measures:

1. Prior to first occupation of the development, the vehicle parking spaces shown in the Location and Block Plans drawing no. JG 0724.01 D has been constructed appropriately hard surfaced ready for use. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking and turning area shall not be used for any purpose other than the parking and turning of vehicles that are related to the use of the development.
Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided in accordance with Policy DM8 of the Development Management policies.
2. The public's rights and ease of passage over public footpath (Great Hallingbury no 12) shall be maintained free and unobstructed at all times.
Reason: To ensure the continued safe passage of the public on the definitive right of way and accessibility in accordance with Policies DM1 and DM11 of the Development Management Policies.

The above conditions are required to ensure that the development accords with the National Planning Policy Framework 2024 (NPPF) and the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance 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

- ii. 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 footpath no.12 (Great Hallingbury) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.
- iii. The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure. Please note that Essex County Council will only maintain the surface of Public Footpath no.12 Gt Hallingbury to a standard commensurate with its use as a right of way for pedestrians only.
- iv. Under Section 148 of the Highways Act 1980 it is an offence to deposit mud, detritus etc. on the highway. In addition, under Section 161 any person, depositing anything on a highway which results in a user of the highway being injured or endangered is guilty of an offence. Therefore, the applicant must ensure that no mud or detritus is taken onto the highway, such measures include provision of wheel cleaning facilities and sweeping/cleaning of the highway.
- v. There shall be no discharge of surface water onto the Highway.
- vi. The applicant should be made aware of the potential relocation of the utility apparatus in the highway; any relocation shall be fully at the applicant's expense.
- vii. The (rural/remote) location of the site is such that access to key facilities, public transport, employment, and leisure opportunities is limited and for the vast majority of journeys the only practical option would be the car. This should be taken into consideration by the Planning Authority when assessing the overall sustainability and acceptability of the site.
- viii. Prior to commencement of the development, the areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.



.....
pp. Director for Highways and Transportation
Enquiries to Chioma Cureton

APPENDIX 2 – PLACE SERVICES (ECOLOGY)

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



Date: 20 August 2025

Our ref: 05286

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

By email only: Planning Department, planning@uttlesford.gov.uk

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

Application: UTT/25/1332/OP
Location: Alpenrose Bedlars Green Great Hallingbury Bishops Stortford CM22 7TP
Proposal: Outline application with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings

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

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



Summary

We have reviewed the Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025), Cover Letter (Steve Plumb Associates, August 2025) and Arboricultural Site Visit Report (Tim Moya Associates, July 2025) relating to the likely impacts of development on designated sites, protected and Priority species & habitats and identification of appropriate mitigation measures and mandatory Biodiversity Net Gain.

We have also reviewed the information submitted relating to mandatory biodiversity net gains.

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 Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 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.

We recommend a Wildlife Sensitive Lighting Strategy should be delivered for this scheme to avoid impacts to foraging and commuting bats, especially on the vegetated boundaries. 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.

It is recommended that there is a time limit on development before further ecological surveys are required given this is an outline planning application. This time limit can be secured by a condition of any consent concurrent with reserved matters. Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

We note that the development site is situated within the 10.4km evidenced Zone of Influence for recreational impacts at Hatfield Forest Site of Special Scientific Interest (SSSI)/National Nature Reserve (NNR) as shown on MAGIC map (www.magic.gov.uk). Therefore, Natural England's letter to Uttlesford DC relating to Strategic Access Management and Monitoring Strategy (SAMM) – Hatfield Forest Mitigation Strategy (28 June 2021) should be followed to ensure that impacts are minimised to this site from new residential development.

As a first step towards a comprehensive mitigation package, the visitor management measures required within Hatfield Forest SSSI / NNR have been finalised in a Hatfield Forest Mitigation Strategy. Natural England are now working with the LPA to consider what level of developer contribution towards a package of funded Strategic Access Management Measures (SAMMs) at Hatfield Forest is appropriate for all residential development within the evidenced Zone of Influence. Natural England's advice is that during this interim period before a co-ordinated strategic solution has been established by all authorities, housing projects of 50 units or greater should provide a proportionate mitigation contribution to be agreed with the National Trust.

As this application is less than 50 or more units, Natural England do not, at this time, consider that is necessary for the LPA to secure a developer contribution towards a package of funded Strategic Access Management Measures (SAMMs) at Hatfield Forest. However, please note that Natural England will soon be updating the Hatfield Forest SAMMs to include all development which leads to an increase in residential units.

With regard to mandatory biodiversity net gains, it is highlighted that we support the submitted Revised Small Sites Metric and accompanying Cover Letter (Steve Plumb Associates, August 2025). Biodiversity net gains is a statutory requirement set out under [Schedule 7A \(Biodiversity Gain in England\) of the Town and Country Planning Act 1990](#) and we are satisfied that submitted information provides sufficient information at application stage. As a result, a Biodiversity Gain Plan should be submitted prior to commencement, which also includes the following:

- a) The completed metric calculation tool showing the calculations of the pre-development and post-intervention biodiversity values.
- b) Pre and post development habitat plans.
- c) Legal agreement(s)
- d) Biodiversity Gain Site Register reference numbers (if using off-site units).
- e) Proof of purchase (if buying statutory biodiversity credits at a last resort).

We note that the applicant can't achieve a 10% measurable biodiversity net gain site, which is the mandatory minimum requirement. As a result, it is indicated that the applicant should approach an off-site habitat bank provider, registered on the biodiversity gain site register, to meet statutory requirements. Alternatively, the applicant could proceed with the Government's Statutory Biodiversity Credit option at a last resort. A copy of the finalised Statutory Biodiversity Metric - Calculation Tool with off-site units or Statutory Biodiversity Credits will be required as part of the Biodiversity Gain Plan.

In addition, a [Habitat Management and Monitoring Plan](#) (HMMP) should be secured for all [significant on-site enhancements](#). Based on the submitted post-intervention values, it is suggested that this includes the following habitats: individual trees.

The maintenance and monitoring outlined in the HMMP should be secured via planning obligation for a period of up to 30 years, which will be required to be submitted concurrent with the discharge of the biodiversity gain condition. Therefore, the LPA is encouraged to secure draft heads of terms for this planning obligation at application stage, to be finalised as part of the biodiversity gain condition. Alternatively, the management and monitoring of significant on-site enhancements could be secured as a condition of any consent. The monitoring of the post-development habitat creation / enhancement will need be provided to the LPA at years 1, 2, 5, 10, 15, 20, 25, 30, unless otherwise specified by the LPA. Any remedial action or adaptive management will then be agreed with the LPA during the monitoring period to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

We support the proposed reasonable biodiversity enhancements for protected, Priority and threatened species, which have been recommended to secure net gains for biodiversity, as outlined under Paragraph 187d and 193d of the National Planning Policy Framework (December 2024). The reasonable biodiversity enhancement measures should be outlined within a separate 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) and delivery of mandatory Biodiversity Net Gain.

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 Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 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: TIME LIMIT ON DEVELOPMENT BEFORE FURTHER SURVEYS ARE REQUIRED

"If the development hereby approved does not commence within 12 months from the date of the planning consent, the approved ecological mitigation measures secured through condition shall be reviewed and, where necessary, amended and updated.

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

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

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development.

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

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 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 in line with the recommendations of the Bat & GCN Survey and Assessment (Essex Mammal Surveys, July 2025), 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, s40 of the NERC Act 2006 (as amended) and Policy GEN7 of the 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 for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and*
- b) show how and where external lighting will be installed (through provision of appropriate lighting 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 the Uttlesford Local Plan (2005).

Optional condition:

Management and monitoring for significant on-site enhancements should be secured by planning obligation as part of the biodiversity gain condition, to allow aftercare and monitoring to be secured for the 30-year period and the LPA to cover its monitoring costs. However, if the LPA would prefer that this is secured via a separate condition, the following pre-commencement condition could be used:

1. PRIOR TO COMMENCEMENT: HABITAT MANAGEMENT AND MONITORING PLAN (HMMP)

A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;*

- c) *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;*
- d) *the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and*
- e) *details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.*

Notice in writing shall be given to the Council when the:

- *initial enhancements, as set in the HMMP, have been implemented; and*
- *habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.*

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

Biodiversity Gain condition

Natural England advises that the biodiversity gain condition has its own separate statutory basis, as a planning condition under [paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990](#). The condition is deemed to apply to every planning permission granted for the development of land in England (unless exemptions or transitional provisions apply), and there are separate provisions governing the Biodiversity Gain Plan.

The local planning authority is strongly encouraged to not include the biodiversity gain condition, or the reasons for applying this, in the list of conditions imposed in the written notice when granting planning permission. However, it is highlighted that biodiversity gain condition could be added as an informative, using [draft text](#) provided by the Secretary of State:

“Biodiversity Net Gain

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

- (a) *a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) *the planning authority has approved the plan.*

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

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

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

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



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 3 – MAG AERODROME SAFEGUARDING



29/05/2025

STANSTED AIRPORT AERODROME SAFEGUARDING AUTHORITY PLANNING APPLICATION CONSULTATION RESPONSE – under Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002				
Planning Authority:		UDC		Application No: UTT/25/1332/OP
Development Proposal:		Outline application with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings		
Location:		Alpenrose Bedlars Green Great Hallingbury		
OS Co-ordinates (Eastings/Northings):		552481-220258		
Our Reference:		STN 2025-114		
No Objection	Informatives	Need to engage with MAG Safeguarding	Request Conditions	Objection
X	X		X	

Consultation Response:

Black – Conditions

Green – Informatives

The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict with aerodrome Safeguarding criteria. We have no objection subject to the following:

Height

-No part of the development (including construction equipment i.e. cranes) should exceed 110 metres in height (AMSL).

Reason: Flight Safety - To ensure adequate separation between aircraft and ground-based structures.

Lighting

-Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport.

-No lighting directly beneath any roof lights that will emit light upwards – only downward facing ambient lighting to spill from any roof lights upwards – ideally, automatic blinds to be fitted that close at dusk.

Reason: Flight safety - to prevent distraction or confusion to pilots using Stansted Airport.

Wildlife

-During construction, robust measures to be taken to prevent birds being attracted to the site. No pools of water should occur and prevent scavenging of any detritus.



STANSTED AIRPORT AERODROME SAFEGUARDING AUTHORITY PLANNING APPLICATION CONSULTATION RESPONSE – under Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002				
Planning Authority:		UDC	Application No: UTT/24/2820/FUL	
Development Proposal:		Proposed demolition of existing bungalow and erection of 4 no. detached dwellings.		
Location:		Alpenrose Bedlars Green Bedlars Green CM22 7TP		
OS Co-ordinates (Eastings/Northings):		552480 / 220257		
Our Reference:		STN 2024-274		
No Objection	Informatives	Need to engage with MAG Safeguarding	Request Conditions	Objection
	X		X	

Consultation Response:

Black – Conditions

Green – Informatives

The Safeguarding Authority for Stansted Airport has assessed this proposal and its potential to conflict with aerodrome Safeguarding criteria. We have no objection subject to the following:

Height

No comments

Lighting

-Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport.

-No lighting directly beneath any roof lights that will emit light upwards – only downward facing ambient lighting to spill from any roof lights upwards – ideally, automatic blinds to be fitted that close at dusk.

Reason: Flight safety - to prevent distraction or confusion to pilots using Stansted Airport.

Wildlife

-No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority, these details shall include:

- Any earthworks- Grassed areas - green roofs
- The species, number and spacing of trees and shrubs
- Details of any water features

Reason: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft using STN.

-The proposed planting regime is to include no more than 20% berry and fruit bearing species for each planting mix. The finalised proposed landscaping and planting plan is to be approved in writing by the local planning authority, in consultation with Stansted Airport.

Reason: Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft using STN.

Communication, Navigation, and Surveillance systems

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

Reason: Flight safety – In the interests of maintaining the integrity of CNS equipment critical to aviation operations.

Materials

-Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no reflective materials (including solar PV) other than clear or obscure glass shall be added to the building without the express consent of the local planning authority.

Reason: In the interests of flight safety and to prevent distraction and ocular damage to pilots using Stansted Airport.

Tall Equipment

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/>

Construction Management

No development shall take place until a comprehensive Construction and Demolition Management Plan has been submitted to and approved in writing by the local planning authority, in consultation with Stansted Airport. The Construction and Demolition Management Plan is to include at least the following topics:

- Control of dust and smoke
- The process for notifying the airport prior to the use of frequency emitting devices
- Measures to prevent foreign object debris (including airborne tarpaulins)
- Principles for utilising temporary construction lighting if required (capped at horizontal with no light spill above the horizontal)
- Procedures for drone usage, if required, in consultation with Stansted Airport
- Commitment relating to the notification of tall equipment as per CAA CAP 1096
- Procedures for gas venting, if required, in consultation with Stansted Airport
- Food waste to be contained within covered bins to prevent birds scavenging detritus and food waste, to ensure the risk of bird strike at Stansted Airport is not increased
- Measures to prevent puddling or ponding of water which can act as an attractant to birds hazardous to aviation.

Reason: Flight safety – Construction and demolition activities can pose a risk to aviation operations unless managed safely.

Other Comments

The development lies within the flight restricted zone established for Stansted Airport. The applicant's attention is drawn to the procedures for drone notifications, please see: <https://nsf.nats.aero/drones-and-model-aircraft/#::~:~:text=You%20must%20ensure%20you%20always%20adhere%20to%20the%20Drone%20Code>

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Stansted Airport, or not attach conditions which Stansted Airport has advised, it shall notify Stansted Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.