



ITEM NUMBER:	8
PLANNING COMMITTEE DATE:	22 October 2025
REFERENCE NUMBER:	UTT/25/1609/DFO
LOCATION:	Land East Of Highwood Quarry (Landscape Buffer) Woodside Way, Dunmow

SITE LOCATION PLAN:



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Organisation: Uttlesford District Council Date: 10 July 2025

PROPOSAL: Details following outline application UTT/21/1708/OP - for the strategic landscape buffer to include woodland planting, Landscaping, foot cycle paths and boundary treatments and for partial discharge of conditions 5 and 8 in relation to strategic Landscape Buffer areas only.

APPLICANT: L S Easton Park Development Ltd

AGENT: HGH Consulting

EXPIRY DATE: 12th September 2025

EOT Expiry Date: 27th October 2025

CASE OFFICER: Chris Tyler

NOTATION: Outside Development Limits
Near Archaeological Site
Close to Conservation Area,
Close to Listed Buildings,
Public Right Of Way

REASON THIS APPLICATION IS ON THE AGENDA: Major Planning Application.

1. EXECUTIVE SUMMARY

- 1.1** This Reserved Matters application (UTT/25/1609/DFO) relates to the strategic landscape buffer pursuant to outline planning permission UTT/21/1708/OP, which was allowed at appeal. The proposal includes woodland planting, landscaping, foot and cycle paths, and boundary treatments, and seeks partial discharge of Conditions 5 and 8 relating to landscape and levels.
- 1.2** The site, located east of Highwood Quarry and south of Little Easton, comprises approximately 6 hectares of arable land outside development limits. The buffer is designed to provide visual and spatial separation from the Little Easton Conservation Area and enhance biodiversity, climate resilience, and landscape character.

1.3 The application has been submitted in accordance with a Planning Performance Agreement and reflects pre-application engagement. Statutory consultees, including Natural England, Place Services (Ecology), and UDC's Landscape and Heritage Officers, have raised no objections. Little Easton Parish Council raised concerns regarding buffer integrity, footpath intrusion, and long-term stewardship, which have been addressed through the Landscape Management Plan and planning controls.

1.4 The proposed landscape buffer and details submitted to discharge conditions 5 and 8 are considered to be in accordance with the Uttlesford Local Plan 2005 and the NPPF, including those on character and appearance, biodiversity, climate change, flooding, and heritage protection.

2. RECOMMENDATION

2.1 That the Strategic Director of Planning be authorised to

- Approve the Reserved Matters application for the Strategic Landscape Buffer, pursuant to outline planning permission UTT/21/1708/OP
- Partially discharge Conditions 5 and 8 of the outline permission in relation to the Strategic Landscape Buffer only.

2.2 Subject to those items set out in section 17 of this report –
A) Conditions

3. SITE LOCATION AND DESCRIPTION:

3.1 The site is located to the south of Little Easton and the west of Great Dunmow and lies beyond the settlement limits. It covers an irregular area of approximately 6(ha) of arable farmland.

3.2 The site is relatively open with no established built form.

4. PROPOSAL

4.1 The application seeks approval for the reserved matters related to landscaping, which includes the strategic landscape buffer zone. This will include woodland planting, landscaping, foot and cycle paths, and boundary treatments as per the outline approval UTT/21/1708/OP.

4.2 The application also seeks partial approval for conditions 5 and 8 of the outline approval UTT/21/1708/OP.

4.3 Condition 5:

4.3.1 Prior to determination of the first reserved matters submission,

infrastructure submissions comprising advance earthworks and infrastructure works and advance structural landscaping shall be submitted shall be submitted to and approved in writing by the Local Planning Authority. Such details shall be in accordance with the approved Site Wide Masterplan and shall be supported by plans, at an appropriate scale, which show:

4.4 Condition 8:

4.4.1 Details of the proposed slab levels of all buildings, structures and the existing and proposed ground levels for each reserved matters phased area, as defined in Condition [4ii] (the reserved matters area), shall be submitted to and approved in writing by the Local Planning Authority as part of the reserved matter submissions made pursuant to Condition [1] and the development shall be completed in accordance with the approved levels.

4.5 The proposed landscape features include:

4.6 Woodland buffer tree planting – Mixture of transplant forestry trees and standard trees to form a native, mixed species, biodiverse, climate resilient strategic tree buffer to future development. Tree mix comprises a range of native species including fruiting and flowering species of value to birds and invertebrates.

4.7 Scrub Planting – Mixture of native shrubs to form a mixed species, biodiverse, climate resilient understorey, edge condition for the strategic tree buffer. Plant mix comprises a range of native species including fruiting and flowering species of value to birds and invertebrates.

4.8 Wildflower grassland – A biodiverse understorey to the woodland planting, also forming natural glades and transition planting adjacent to service/utility corridors and public access routes.

5. ENVIRONMENTAL IMPACT ASSESSMENT

5.1 The Development falls within Category 10(b) of Schedule 2 of the EIA Regulations as an 'urban development project' exceeding the 150 dwelling and 5-hectare thresholds. Because the Development exceeds the Screening thresholds and is considered to have the potential for significant adverse effects on agricultural land and significant effects on population, the Applicant did not submit a request for a Screening Opinion from Uttlesford District Council, but prepared and voluntarily submitted an Environmental Statement in support of the planning outline planning permission (UTT/21/1708/OP- allowed at appeal).

6. RELEVANT SITE HISTORY

6.1 UTT/21/1708/OP

6.1.1 Outline planning application with the details of external access committed. Appearance, landscaping, layout (including internal access), scale reserved for later determination. Development to comprise: between 1,000 and 1,200 dwellings (Use Class C3); up to 21,500 sq m gross of additional development for Use Classes: C2 (residential institutions care/nursing home); E(a-f & g(i)) (retail, indoor recreation, health services and offices); F1(a) (Education); F2(a-c) (local community uses); car parking; energy centre; and for the laying out of the buildings, routes, open spaces and public realm and landscaping within the development; and all associated works and operations including but not limited to: demolition; earthworks; and engineering operations. All development works and operations to be in accordance with the Development Parameters Schedule and Plans.

6.1.2 Allowed by appeal.

6.2 UTT/25/1606/DOC

6.2.1 Application to Discharge condition 3 (Site Wide Masterplan) of UTT/21/1708/OP

6.2.2 Pending Consideration.

7. PREAPPLICATION ADVICE AND/OR COMMUNITY CONSULTATION

7.1 The applicant entered into a Planning Performance Agreement (PPA) with Uttlesford District Council in advance of submitting the current Reserved Matters application. The PPA establishes a collaborative framework for managing strategic infrastructure submissions associated with outline planning permission UTT/21/1708/OP, including the Strategic Landscape Buffer and Site Wide Masterplan. It sets out agreed milestones, project team roles, and consultation protocols to ensure timely and coordinated decision-making.

7.2 The information submitted with the application reflects the discussions and expectations detailed in the PPA, including matters relating to landscape design, phasing, community engagement, and statutory consultation. The PPA has supported a structured and transparent approach to progressing this strategic development

8. SUMMARY OF STATUTORY CONSULTEE RESPONSES

8.1 Highway Authority

8.1.1 OUTSTANDING

8.2 Natural England

- 8.2.1** Natural England currently has no comment to make on the discharge of conditions 5 and 8 or the details for the strategic landscape buffer.

8.3 Manchester Airport Group- Aerodrome Safeguarding

- 8.3.1** No objections subject to conditions.

9. Little Easton Parish Council

9.1 Concerns raised:

1.Impact on the Conservation Area

The buffer is intended to act as a visual and spatial separation between the new development and the historic core of Little Easton.

LEPC is concerned that the Saffron Trail “punches a hole” through this buffer, undermining its effectiveness as a protective zone.

2. Uncertainty Around Future Footpath Connections

The application references future footpath connections and Saffron Trail enhancements to be submitted under separate applications.

LEPC fears these could compromise the integrity of the buffer and increase public intrusion into the Conservation Area.

3. Buffer Size and Composition

LEPC welcomes the proposed buffer depth (25–40m) but stresses the need for long-term retention and protection.

Requests that the tree survey be conducted by a UDC-approved or vetted arborist, citing past losses due to poor review.

4. Vulnerability During Establishment Phase

Concerned that during the 15–25-year maturation period, the buffer will be vulnerable to informal path creation by new residents.

Requests clarity on how the buffer will be protected during this phase, especially where homes front onto it.

5. Maintenance and Long-Term Stewardship

LEPC questions who will maintain the buffer post-construction.

Expresses distrust in the term “dynamic document” used in the Landscape Management Plan, fearing future neglect or dilution of commitments.

9.2 Case Officer’s Response

9.2.1 The concerns raised by Little Easton Parish Council (LEPC) have been carefully considered and are addressed as follows:

Buffer Size and Composition: The Strategic Landscape Buffer has been designed to provide a minimum width of 25–40 metres, incorporating native woodland, scrub, and wildflower grassland. The Landscape Management Plan (LMP) sets out clear prescriptions for the establishment and maintenance of these features. The Council's Landscape Officer has reviewed the proposals and raised no objections. While the LMP confirms that a qualified arboriculturalist will undertake the Year 1 tree survey, the applicant is encouraged to liaise with the Local Planning Authority to ensure the appointed specialist is suitably qualified and independent.

Buffer Establishment and Protection: The LMP includes detailed prescriptions for the establishment phase (Years 1–5) and post-establishment phase (Year 6 onwards), including replacement planting, fencing, and regular inspections. The buffer will be implemented as part of advance works, prior to the occupation of adjacent development parcels, and will be subject to ongoing monitoring. The risk of informal path creation is noted; however, the only formal route through the buffer is the Saffron Trail, with any additional connections subject to separate planning applications and assessment.

Long-Term Maintenance: The LMP confirms that the developer will be responsible for the implementation and long-term management of the buffer. While the LMP is described as a “dynamic document” to allow for adaptive management, any material changes to the approved strategy would require agreement with the Local Planning Authority.

Saffron Trail and Future Footpaths: The Proposed Landscape Buffer Plan identifies the Saffron Trail as an existing public right of way. Any enhancements or new connections are clearly marked as subject to separate planning applications. These will be assessed on their own merits, including potential impacts on the Conservation Area and the integrity of the buffer.

Conservation Area Impact: The buffer has been designed to provide a meaningful visual and spatial separation between the new development and the historic core of Little Easton. The Council's Heritage Officer has confirmed that the proposals do not result in harm to nearby heritage assets. The buffer's role in preserving the setting of the Conservation Area is acknowledged and supported by the proposed landscape strategy.

10. CONSULTEE RESPONSES

10.1 Cadent Gas

10.1.1 No objection.

10.2 National Gas

10.2.1 No objection.

10.3 Exolum

10.3.1 Following initial objection correspondence dated 3 July 2025 from Exolum Pipeline System Ltd, a subsequent response was received on 25 September 2025 confirming that Exolum's apparatus will be affected by the proposed development. While no formal objection was reiterated, the letter advises that the applicant must engage directly with Exolum to verify the precise location of the high-pressure oil pipeline and obtain a Works Consent prior to any development within the 6-metre easement strip.

10.4 UKPN

10.4.1 No objections.

10.5 UDC Landscape Officer

10.5.1 No objections.

10.6 UDC Heritage Officer

10.6.1 No objections- in my opinion, the proposed details do not result in harm to the heritage assets in proximity of the site.

10.7 Place Services (Ecology)

10.7.1 No objections subject to conditions

10.8 UDC Urban Design Officer

10.8.1 I have no comments to make on this application in relation to design. The use of an early-phase landscape buffer as part of a visual mitigation strategy for the wider masterplan is supported.

11. REPRESENTATIONS

11.1 Site notice/s were displayed, and 210 notifications letters were sent to nearby properties. The application was also advertised in the local press.

11.2 Summary of Objections

No representations received.

12. MATERIAL CONSIDERATIONS

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

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

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

12.3 The Development Plan

12.3.1 Essex Minerals Local Plan (adopted July 2014)
Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)
Uttlesford District Local Plan (adopted 2005)
Felsted Neighbourhood Plan (made 21 February 2020)
Great Dunmow Neighbourhood Plan (made December 2016)
Newport and Quendon and Rickling Neighbourhood Plan (made 28 June 2021)
Thaxted Neighbourhood Plan (made 21 February 2019)
Stebbing Neighbourhood Plan (made 19 July 2022)
Saffron Walden Neighbourhood Plan (made 11 October 2022)
Ashdon Neighbourhood Plan (made 6 December 2022)
Great and Little Chesterford Neighbourhood Plan (made 2 February 2023)

13. POLICY

13.1 National Policies

13.1.1 National Planning Policy Framework (2024)

13.2 Uttlesford District Plan 2005

13.2.1 S7 – The Countryside
ENV1- Design of Development within Conservation Areas
GEN1 – Access
GEN2 – Design
GEN3 – Flood Protection

GEN4 – Good Neighbourliness
GEN7 – Nature Conservation
ENV2 – Development Affecting Listed Buildings
ENV3 – Open Spaces and Trees
ENV7 – Protection of the Natural Environment
ENV8 – Other Landscape Elements of Importance

13.3 Neighbourhood Plan

13.3.1 It is confirmed a Neighbourhood Plan has not been made.

13.4 Supplementary Planning Document or Guidance

13.4.1 Essex Design Guide
Uttlesford Interim Climate Change Policy (2021)
Uttlesford Design Code (2024)

14. CONSIDERATIONS AND ASSESSMENT

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

14.2 **A) Principle of Development**
B) Character and Appearance
C) Access, and impact on highway network (ULP Policy GEN1 and NPPF)
D) Biodiversity and Protection of Natural Environment (ULP policies GEN7, GEN2, ENV7 and ENV8)
E) Climate Change
F) Flooding
G) Consideration of condition 5 and 8
H) Aviation Safeguarding

14.3 A) Principle of development

14.3.1 The principle of development was established through the appeal of outline application UTT/21/1708/OP, which was allowed by the Secretary of State on 11 September 2023. The permission secured up to 1,200 dwellings and associated mixed-use development, with external access fixed and other matters reserved. The current Reserved Matters submission for the Strategic Landscape Buffer aligns with the approved parameters and seeks partial discharge of Conditions 5 and 8.

14.3.2 This submission satisfies the requirement under Condition 1A for the first reserved matters application to be made within two years of the grant of outline planning permission (by 10 September 2025).

14.4 B) Character and Appearance

14.4.1 A core principle of the NPPF is to recognise the intrinsic and beauty of the countryside. Paragraph 187 of the Framework further states that the

planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

- 14.4.2** Landscape Character is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'. The landscape character is that which makes an area unique.
- 14.4.3** The Strategic Landscape Buffer has been designed to positively contribute to the character and appearance of the development and its rural setting, in accordance with Policy S7 of the Uttlesford Local Plan, which seeks to protect the countryside for its own sake and ensure that development enhances the character of its surroundings.
- 14.4.4** The buffer comprises native woodland, scrub planting, and wildflower grassland, which together provide a soft transition between built form and open countryside. The inclusion of foot and cycle paths ensures functionality while maintaining visual amenity
- 14.4.5** The submitted Landscape Management Plan (January 2025) prepared by Stantec sets out a comprehensive strategy for the long-term management and maintenance of the Strategic Landscape Buffer at Land East of Highwood Quarry. It details the proposed woodland, scrub, and wildflower planting, alongside foot and cycle path integration and boundary treatments. The plan outlines clear performance requirements, seasonal maintenance schedules, and monitoring responsibilities, ensuring the buffer contributes positively to landscape character, ecological value, and public amenity.
- 14.4.6** The Council's Landscape Officer has reviewed the submitted proposals and notes that the applicant intends to provide further detail regarding future footpath connections and enhancements to the Saffron Trail through separate planning applications, as indicated on the "Proposed Landscape Buffer Plan Key Diagram (Rev G)". On this basis, the Landscape Officer has confirmed they have no further comment on the current submission.
- 14.4.7** The proposal for up to 240 dwellings would result in the introduction of built form where there is none currently. The new built form would be partly screened and contained within the established structure and fabric of the site when seen from outlying countryside locations. The proposed woodland areas to the north of the site additional planting and retention of existing trees and vegetation would significantly mitigate the visual impact of the development on the wider landscape. The landscaping of the development would be approved as part of a reserved matters application. The development would not result in a significant overly prominent or discordant effect and would appear as an unobtrusive addition to the settlement set behind the established boundary treatments and adjacent to existing properties.

- 14.4.8** The character and appearance of the landscape Buffer accords with Uttlesford Local Plan Policies S7 and GEN2, which seek to protect countryside character and ensure high-quality design and is also in line with the principles of the National Planning Policy Framework (NPPF), particularly in promoting well-designed places and conserving and enhancing the natural environment.
- 14.4.9** The impact of the Strategic Landscape Buffer on the Little Easton Conservation Area was raised as a concern by Little Easton Parish Council, particularly in relation to the proposed alignment of the Saffron Trail. The buffer has been designed to provide a meaningful visual and spatial separation between the new development and the historic core of the village, helping to preserve its setting.
- 14.4.10** This proposal accords with ULP Policy ENV1 of the Uttlesford Local Plan, which seeks to protect and enhance the character and appearance of conservation areas and their surroundings. The Council's Heritage officer has been consulted and has advised the proposed details do not result in harm to the heritage assets in proximity of the site.
- 14.4.11** While the trail connection is shown indicatively, any future proposals will be subject to separate planning applications and assessed on their own merits, including their impact on designated heritage assets. This is consistent with the National Planning Policy Framework (NPPF), and which requires that developments conserve and enhance the significance of heritage assets, including their setting.
- 14.5 C) Access, and impact on highway network (ULP Policy GEN1 and NPPF)**
- 14.5.1** Policy GEN1 of the Local Plan requires developments to be designed so that they do not have unacceptable impacts upon the existing road network that they must compromise road safety and take account of cyclists, pedestrians, public transport users, horse riders and people whose mobility is impaired and also encourage movement by means other than a vehicle.
- 14.5.2** The proposed development has been assessed in relation to access and its impact on the highway network, in accordance with Policy GEN1 of the Uttlesford Local Plan, which requires that development provides safe and convenient access and does not compromise highway safety or the free flow of traffic.
- 14.5.3** The Strategic Landscape Buffer does not alter the approved access arrangements set out in the outline consent and does not introduce new vehicular routes. While future footpath connections are referenced, these will be subject to separate applications and detailed assessment.
- 14.5.4** The proposals are also consistent with the NPPF, which promotes sustainable transport, prioritises pedestrian and cycle movement, and

seeks to ensure that development does not result in an unacceptable impact on highway safety or severe residual cumulative impacts on the road network.

- 14.5.5** Essex County Council as Local Highway Authority have been consulted, and we are currently waiting for a formal consultation response. The planning committee will be updated on this matter.

14.6 D) Biodiversity and Protection of Natural Environment (ULP policies GEN7, GEN2, ENV7 and ENV8)

- 14.6.1** Policy GEN2 of the Local Plan applies a general requirement that development safeguards important environmental features in its setting whilst Policy GEN7 seeks to protect wildlife, particularly protected species and requires the potential impacts of the development to be mitigated.

- 14.6.2** The application site itself is not subject of any statutory nature conservation designation being largely used for agriculture. The application site is near High Wood (SSSI), Saffron Trail (PROW 36-15).

- 14.6.3** Place Services, acting as the Council's ecological advisor, has reviewed the submitted Landscape Management Plan (Stantec, January 2025), the Proposed Landscape Buffer Plan Key Diagram and associated drawings. They have confirmed that there is no ecological objection to the Reserved Matters application and that sufficient ecological information has been provided to support the partial discharge of Condition 5 in relation to the Strategic Landscape Buffer. It is also noted that Natural England has not raised any further comments or objections in relation to this application.

- 14.6.4** The proposed woodland and scrub planting exceed the biodiversity enhancement measures set out in the approved Biodiversity Net Gain Strategy (2021), with appropriate species composition and habitat management included. This aligns with Uttlesford Local Plan Policies GEN7, GEN2, ENV7 and ENV8, which seek to protect and enhance biodiversity, and with the NPPF, which promotes measurable net gains for biodiversity.

14.7 E) Climate Change

- 14.7.1** Policy GEN2 of the Local Plan seeks to ensure that the design of new development helps to minimise water and energy consumption. Uttlesford Interim Climate Change Policy sets out a list of Policies of note a demonstration of how developments demonstrate the path towards carbon zero. The NPPF seeks to ensure that new development should avoid increased vulnerability arising from climate change. More so, developments should help to reduce greenhouse gas emissions.

14.7.2 The proposed Strategic Landscape Buffer at Land East of Highwood Quarry has been designed to deliver multiple environmental and climate resilience benefits in accordance with Local Plan Policy GEN2 and the Council's Interim Climate Change Planning Policy. The buffer incorporates extensive native woodland and scrub planting, wildflower grassland, and the retention of existing trees and drainage features. These measures contribute to carbon sequestration, enhance biodiversity, and support ecological connectivity, aligning with Interim Policies 1 (Net Zero Carbon), 6 (Biodiversity Net Gain), and 7 (Tree and Hedgerow Planting).

14.7.3 The buffer also responds sensitively to the site's topography and hydrology, aiding in surface water management and reducing flood risk (Policy 10). Through its robust design and long-term management plan, the buffer will provide a climate-resilient green infrastructure asset that enhances local landscape character, supports habitat creation, and contributes to the delivery of sustainable development in line with the Council's climate objectives.

14.8 F) Flooding

14.8.1 The NPPF states that inappropriate development in areas of high-risk flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

14.8.2 The Environmental Agency's website and the Council's policy maps has identified the site is within a fluvial Flood Zone 1; an area that is at low risk of flooding.

14.8.3 The proposed development, including the Strategic Landscape Buffer, has been designed to manage surface water effectively and mitigate flood risk in accordance with Policy GEN3 of the adopted Uttlesford Local Plan and the relevant provisions of the National Planning Policy Framework (NPPF). The buffer integrates existing field drainage ditches and follows the site's natural topography to support sustainable drainage and reduce surface water runoff.

14.8.4 The use of permeable landscaping, including wildflower grassland and woodland planting, enhances infiltration and contributes to natural flood management. The development has been subject to consultation with the Lead Local Flood Authority (LLFA), no comments or objections have been raised. The approach aligns with national and local policy objectives to ensure that development is safe from flooding and does not increase flood risk elsewhere.

14.9 G) Consideration of condition 5 and 8

14.9.1 Condition 5 of the outline planning permission requires the submission and approval of details relating to advance structural landscaping,

including the Strategic Landscape Buffer, prior to the determination of the first Reserved Matters application. The submitted Landscape Management Plan (Stantec, January 2025), together with the Proposed Landscape Buffer Plan and associated drawings, provides sufficient detail on the design, planting specifications, phasing, and long-term maintenance of the buffer. These documents have been reviewed by the Council's Landscape Officer and Ecology Advisor, both of whom have raised no objections. The proposals are considered to meet the requirements of Condition 5 in relation to the Strategic Landscape Buffer.

- 14.9.2** Condition 8 requires the submission of existing and proposed ground levels and slab levels for each Reserved Matters area. The submitted plans include detailed topographical information and proposed grading for the Strategic Landscape Buffer area, which has been reviewed and found acceptable in the context of the site's natural topography and drainage strategy. Accordingly, it is recommended that Condition 8 be partially discharged in relation to the Strategic Landscape Buffer only.

14.10 H) Aviation Safeguarding

- 14.10.1** The application site lies within the aerodrome safeguarding zone for Stansted Airport and has been assessed by the airport's safeguarding authority (MAG) in accordance with Circular 1/2003 and the Town and Country Planning (Safeguarded Aerodromes) Direction 2002. Stansted Airport has confirmed that it has no objection to the proposed development, subject to the inclusion of specific safeguarding conditions.

- 14.10.2** These include requirements for dust and smoke control during construction, a Bird Hazard Management Plan to prevent the attraction of hazardous bird species, restrictions on external lighting and reflective materials, and consultation prior to the installation of solar photovoltaics. The applicant is advised to liaise directly with Stansted Airport to ensure compliance with safeguarding protocols. The Local Planning Authority will secure the necessary conditions to ensure that the development does not pose a risk to aviation safety and is consistent with national safeguarding guidance.

15. ADDITIONAL DUTIES

15.1 Public Sector Equalities Duties

- 15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

15.1.2 The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

15.1.3 Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

15.2 Human Rights

15.2.1 There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application

16. CONCLUSION

16.1 The Reserved Matters application for the Strategic Landscape Buffer at Land East of Highwood Quarry has been assessed in accordance with the approved outline planning permission (UTT/21/1708/OP), relevant development plan policies, and the National Planning Policy Framework (NPPF). The proposed buffer, comprising native woodland, scrub planting, wildflower grassland, and associated foot and cycle paths, has been designed to deliver a high-quality, climate-resilient green infrastructure asset that provides visual and spatial separation from the adjacent Conservation Area, enhances biodiversity, and contributes to sustainable drainage.

16.2 The submitted Landscape Management Plan (January 2025) sets out a comprehensive strategy for the long-term establishment, maintenance, and monitoring of the buffer. Statutory consultees, including the Council's Landscape Officer, Ecology Advisor, and the Lead Local Flood Authority, have raised no objections to the proposals. The concerns raised by Little Easton Parish Council have been carefully considered and are addressed through the design, phasing, and management provisions set out in the application and supporting documents.

16.3 Accordingly, it is recommended that the Planning Committee:

1. Approve the Reserved Matters application for the Strategic Landscape Buffer, pursuant to outline planning permission UTT/21/1708/OP, subject to the conditions set out in Section 17 of this report; and

2. Partially discharge Conditions 5 and 8 of the outline permission in relation to the Strategic Landscape Buffer only.

17. CONDITIONS

- 1** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with the Policies of the Uttlesford Local Plan (adopted 2005) as shown in the Schedule of Policies

- 2** 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 in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

- 3** 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 other than clear or obscure glass, including solar PV panels, shall be added to the building without the express consent of the local planning authority.

REASON: Flight safety - to prevent ocular hazard and distraction to pilots using Stansted airport An aviation perspective Glint and Glare assessment may be necessary in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

- 4** 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 other than clear or obscure glass, including solar PV panels, shall be added to the building without the express consent of the local planning authority.

REASON: Flight safety - to prevent ocular hazard and distraction to pilots using Stansted airport An aviation perspective Glint and Glare assessment may be necessary in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

- 5** Any large-scale gas purging operations associated with the development shall be coordinated with Stansted Airport and details of such coordination shall be included within the Construction Environmental Management Plan.

REASON: In the interests of flight safety and to ensure safe aerodrome operations.

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

REASON: Flight safety – dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers and in accordance with Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

APPENDIX 1 – NATURAL ENGLAND

Your ref: **UTT/25/1609/DFO**

Planning consultation: Details following outline application UTT/21/1708/OP - for the strategic landscape buffer to include woodland planting, Landscaping, foot cycle paths and boundary treatments and for partial discharge of conditions 5 and 8 in relation to strategic Landscape Buffer areas only

Location: Land East Of Highwood Quarry (Landscape Buffer) Woodside Way Dunmow

Thank you for your consultation.

FURTHER CONDITIONS

Natural England currently has no comment to make on the discharge of conditions 5 and 8 or the details for the strategic landscape buffer.

If any of the conditions relate to protected species, please note the following:

We have not assessed this application and associated documents for impacts on protected species.

Natural England has produced [standing advice^{\(1\)}](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us any further consultations regarding this development, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

APPENDIX 2 – MANCHESTER AIRPORT GROUP



AERODROME SAFEGUARDING CONSULTATION RESPONSE					
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 APPLICATION DETAILS:					
Planning Authority:	Uttlesford District Council			Application No: UTT/21/1708/OP	
Our Reference:	2021/108	Date Application Received (including sufficient information as required by Circular 1/03):		25/05/2021	
Response Date on Consultation:	24/06/2021 Extension requested 01/07/2021	Date Response Returned:		01/07/2021	
Development Proposal:	Outline planning application with the details of external access committed. Appearance, landscaping, layout (including internal access), scale reserved for later determination. Development to comprise: between 1,000 and 1,200 dwellings (Use Class C3); up to 21,500 sq m gross of additional development for Use Classes: C2 (residential institutions care/nursing home); E(a-f & g(i)) (retail, indoor recreation, health services and offices); F1(a) (Education); F2(a-c) (local community uses); car parking; energy centre; and for the laying out of the buildings, routes, open spaces and public realm and landscaping within the development; and all associated works and operations including but not limited to: demolition; earthworks; and engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.				
Location:	Land East Of Highwood Quarry Woodside Way Little Easton			Application Type: OP	
OS Co-ordinates (Eastings/Northings):	560893 / 222921				
STN AERODROME SAFEGUARDING:					
Aerodrome Safeguarding Zone	Grey All development		Red ≥ 10m		Green ≥ 15m
	Yellow ≥ 45m	X	Blue ≥ 90m		Notes:
	Birdstrike Avoidance 13 km	X	Renewable Energy 30km	X	

STN Aerodrome Safeguarding Response:				
No Objection	Crane Advisory Permit Required	Need to engage with MAG Safeguarding	Request Conditions	Objection
	X	X	X	
The Safeguarding Authority for Stansted Airport (STN) has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have no aerodrome safeguarding objections to the proposal subject to the following Conditions: • During demolition & construction robust measures must be taken to control dust and smoke clouds. Reason: Flight safety – dust and smoke are hazardous to aircraft engines; dust and smoke clouds can present a visual hazard to pilots and air traffic controllers. • During construction and in perpetuity, robust measures to be taken to prevent species of birds that are hazardous to aircraft being attracted to the site. A Bird Hazard Management Plan to cover the construction period and beyond should be submitted to the LPA for approval in consultation with the safeguarding authority for STN. The ponds and basins should be kept to a minimum, and green or brown roofs should not be used. In addition, and flat or gently sloping roofs will require management and be included in the bird management plan to ensure that large gulls do not successfully breed. The details of the SuDS and detailed landscaping will need to be reviewed at RM stage to ensure that they will not result in an attractant to hazardous birds. We welcome further discussion with the applicant on this issue. 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. • All exterior lighting to be capped at the horizontal with no upward light spill. Reason: Flight safety - to prevent distraction or confusion to pilots using STN. • No reflective materials to be used in the construction of these buildings. (*please liaise with STN to check). Reason: Flight safety - to prevent ocular hazard and distraction to pilots using STN. • No solar photovoltaics to be used on site without first consulting with the aerodrome safeguarding authority for STN. If solar PV is intended to be included, an aviation perspective Glint & Glare assessment may be required to determine the risk to pilots using STN. Reason: Flight safety - to prevent ocular hazard and distraction to pilots using STN. • Any large scale gas purging will need to be co-ordinated with the airport – please include liaison measures within the CEMP. Informatives: • The applicant's attention is drawn to the new procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/ • No lighting directly beneath any installed roof lights that will emit light upwards – only downward facing ambient lighting to spill from the roof lights upwards – ideally, automatic blinds to be fitted that close at dusk. Reason: Flight safety - to prevent distraction or confusion to pilots using MAN. Given the location of this property the applicant should be aware that the airport will take action against anyone found in contravention of the Air Navigation Order ("Order"). In particular in contravention of the following provisions under that Order:- ☐ Part 10: 240: A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft. ☐ Part 10: 241: A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property. 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.				

Sent: 10 October 2025 08:27

To: Christopher Tyler <ctyler@uttlesford.gov.uk>

Subject: >> RE: Clarification on BHMP Requirement – Strategic Landscape Buffer RMA (UTT/25/1609/DFO)

Hi Chris,

Thanks for getting in touch about this. We have no specific concerns with the Strategic Landscape buffer because it should not result in any increased birdstrike risk to aircraft using Stansted Airport.

We do wish to highlight that further details of the main site, in particular the nature corridor, surface water attenuation and any flat roofs will need to be assessed when further details are available. At that stage, if increased areas of permanent or regular open water are present then there should be a Bird Hazard Management Plan in place to ensure they do not result in an increase in local populations of feral geese which would increase the risk of damaging Birdstrike.

We are content that Condition 7 will be sufficient to ensure we are consulted and that the developer understands the need to not create a hazard to aircraft.

Thank you,

Diane Jackson

Diane Jackson

MAG Group Aerodrome Safeguarding Team Manager

[Stansted Airport](#) | [East Midlands Airport](#) | [Manchester Airport](#)

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