

Addendum List –Planning Committee 11/2/2026

Officers please note: Only Late items from **STATUTORY CONSULTEES** are reproduced in full.
Others are summarised.

Statutory consultees are listed below:

Highway Authority
The Health & Safety Exec
Highways Agency
Local Flood Authority
Railway
Environment Agency
Historic England
Garden History Society
Natural England
Sport England

Manchester Airport Group (*MAG is the highway authority for the airport road network + the also section of Bury Lodge Lane running south from the northside entrance to the airport. On these roads, it therefore has the same status as Essex CC and National Highways do for the roads that they administer.*)

This document contains late items received up to and including the end of business on the Friday before Planning Committee. The late list is circulated and placed on the website by 5.00pm on the Monday prior to Planning Committee. This is a public document and it is published with the agenda papers on the UDC website.

Item Number	Application reference number	Comment
4	<p>UTT/25/1619/FUL Land East Of Braintree Road (B1256) Braintree Road Dunmow</p>	<p>Revised Conditions</p> <p>7. The development shall be carried out in full accordance with the tree protection measures set out in the Construction Environmental Management Plan (Biodiversity) approved under application UTT/23/2073/DOC, including the provision and retention of protective fencing, exclusion zones and Root Protection Areas in accordance with BS 5837.</p> <p>All tree protection measures shall be implemented prior to the commencement of development and retained for the duration of construction, in accordance with Uttlesford Local Plan Policies ENV3 and GEN7.</p> <p>Amended to reference tree protection measures already approved within the CEMP (Biodiversity), avoiding duplication while maintaining the same level of protection.</p> <p>8. The development shall be carried out in full accordance with the ecological mitigation and tree protection measures set out in the Construction Environmental Management Plan (Biodiversity) approved under application UTT/23/2073/DOC, which discharged Conditions 21 and 22 of planning permission UTT/19/1219/FUL.</p> <p>All ecological and tree protection measures, including habitat protection zones, protective fencing, Root Protection Areas, and the appointment and role of an Ecological Clerk of Works, shall be implemented prior to the commencement of development and retained for the duration of construction, in accordance with Uttlesford Local Plan Policies ENV3 and GEN7.</p> <p>Amended to align with the approved CEMP (Biodiversity), which already secures ecological mitigation and tree protection measures.</p>

		<p>12, 13, 14, 15 16 and 20</p> <ul style="list-style-type: none"> • Condition revised for trigger to be 'prior of the occupation' of either buildings A, B or C. • Conditions 12, 13, 14, 15, 16 and 20 have been amended to link their requirements to the first occupation of Buildings A, B or C, reflecting phased occupation of the development. <p>18- Deleted Anglian Water- confirms they have withdrawn their recommended condition- revised response received 6/2/2026.</p> <p>The proposal does not result in any material increase in foul drainage flows beyond those already approved.</p> <p>This decision does not affect the requirement for the developer to connect to the public sewerage network in accordance with Anglian Water's statutory processes, nor does it override any separate regulatory or permitting controls.</p> <p>27. The rating level of noise from external fixed plant, machinery and equipment associated with the development shall not exceed the existing background sound level, as defined and assessed in accordance with BS 4142:2014+A1:2019, at the nearest noise-sensitive receptor.</p> <p>REASON: To protect the amenity of nearby residential occupiers from noise disturbance, in accordance with Uttlesford Local Plan Policy ENV10 and the National Planning Policy Framework</p> <p>(Amended to reflect wording from the previous permission, maintaining the same level of noise control and residential amenity protection.)</p>
--	--	---

Anglian Water Comments- Received 6-2-26

Prepared by: Pre-Development Team

Date: 6 February 2026

ASSETS

Section 1 - Assets Affected

There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Anglian Water would ask that the following text be included within your Notice should permission be granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

Section 2 - Wastewater Treatment

This site is within the catchment of Great Dunmow Water Recycling Centre (WRC), which currently lacks the capacity to accommodate the additional flows generated by the proposed development.

Great Dunmow WRC is included within our Business Plan as a named growth scheme with investment delivery planned between 2025-2030.

Given that the anticipated flows from the proposed development are equal to or less than those in planning application UTT/19/1219/FUL, which benefits from full planning consent, Anglian Water do not wish to recommend a condition.

Section 3 - Used Water Network

This response has been based on the following submitted documents:

REVISED_FLOOD_RISK_AND_DRAINAGE_TECHNICAL_NOTE/EVISED_DRAINAGE_STRATEGY 19364-DUNM-5-126 B

The sewerage network at present has available capacity for the anticipated foul flows. If the developer wishes to connect to our sewerage network they should serve notice under Section 106 of the Water Industry Act 1991. We will then advise them of the most suitable point of connection. 1. INFORMATIVE - Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087 Option 2. 2.

INFORMATIVE - Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water. 3.

INFORMATIVE - Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087 Option 2. 4. INFORMATIVE: The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 Option 2 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

Section 4 - Surface Water Disposal

From the details submitted to support the planning application

(REVISED_FLOOD_RISK_AND_DRAINAGE_TECHNICAL_NOTE/EVISED_DRAINAGE_STRATEGY 19364-DUNM-5-126 B)

the proposed method of surface water management does not relate to Anglian Water operated assets. As such, we are unable to provide comments on the suitability of the surface water management.

The Local Planning Authority should seek the advice of the Lead Local Flood Authority or the Internal Drainage Board. The Environment Agency should be consulted if the drainage system directly or indirectly involves the discharge of water into a watercourse.

If planning permission is granted the strategy should be listed within the decision notice with any approved plans.

Should the proposed method of surface water management change to include interaction with Anglian Water operated assets, we would wish to be re- consulted to ensure that an effective surface water drainage strategy is prepared and implemented

5	UTT/25/1854/FUL Cranwellian The Street Takeley	A. An additional third party representation was received on 4 th February 2026.
---	---	--

Hawthorns and 3 Stane Cottages
The Street
Takeley
CM22 6NB

4th February 2025

Dear Mr Neale

Re UTT/25/1854/FUL

Officer's Report - Watercourses and Drainage

1 **Section 14.5.8** states:

- 1.1 *"Due to the drainage within the northern ditch, the details of the northern ditch and the proposed drainage strategy were forwarded to ECC's Flood and Water Management Team who deal with Ordinary Watercourse Consent. The Applicant applied for Ordinary Watercourse Consent to Essex County Council which was deemed appropriate and granted under Section 23 of the Land Drainage Act 1991 (ref. ECC/OWC/WAAP-000925). This consent applies to the installation of a headwall into the existing ditch and ordinary watercourse for a new development outfall, effective from 6th October 2025".*
- 1.2 *"Notwithstanding this, ECC's Flood and Water Management Team have reviewed the proposals and granted separate Ordinary Watercourse Consent for a new development outfall".*

This is misleading. It implies that ECC support the scheme.

Water Course consent involves filling in a form and paying £50. Water Courses confirmed in a telephone conversation on 3rd February that the consent is for a header wall and a pipe. It has nothing to do with whether the ditch has capacity, nor that Essex Water Courses support the Planning Application.

- 1.3 Essex Water Courses are **NOT a Statutory Consultee**. We refer you to a letter from Lucy Shepherd, Water Courses, 24 November 2013 ref ESH/SEE/LS/OWC1 in response to a Formal Complaint, stating: *"We must also be clear that our involvement in watercourse regulation is also independent of the planning process. Our team is not involved in statutory consultation at this time, and at no point did we understand or advise that our comments would/should be used to form the basis of planning decisions and/or conditions"*.

The letter referred to is relevant because it applies to part of the same historical "evidence" from 2013 submitted by the agent for this application.

There is no evidence of any Watercourse consent on the Planning Portal.

2 There is no documentation on the Planning Portal of any correspondence with the ECC Flood and Water Management Team other than SUDS who have declined to comment. Your statement at 1.2 above suggests evidence that Essex Water Courses have "reviewed the proposals".

We had a very lengthy conversation with Mr Elliot Moore of Essex Watercourses on the morning of Tuesday 3rd February. He later called us back having taken advice and stated that he has no recollection of what documents were reviewed. He has no recollection of reviewing any such proposals to which you refer, or does his professional role involve Planning advice in any way. An FOI request to Essex dated October 8th has not revealed any such evidence.

3 Since you reference Water Courses Consent in your report and it forms part of your recommendation, please advise where the documentation to which you refer can be found. We understand evidence used in your report should be in the public domain as part of the application submission and available to all.

4 With reference to point 2 above, we note that Condition 23 **implies** that SUDS will be consulted and need to agree to a Surface Water Drainage Strategy. This contradicts Section 14.5.8 of your report that states "*ECC SuDS Team were consulted on this proposal for the drainage of surface water and stated that there does not appear to be sufficient scope to deliver SUDS features as part of this development and as such would not be commented on the application*". This condition therefore CANNOT be implemented.

5 There are NO conditions attached to this application that Uttlesford can implement to ensure that the existing compromised drainage as recognised by the LGO from unauthorised works is addressed. This includes the entire drainage field to the East of the site that is NOT proposed to be removed as part of this application, ie a buried house and circa 100 lorry loads of buried waste.

6 Please advise what action you intend to take to rectify this matter BEFORE a planning decision is made by the Planning Committee.

Regards

Mrs A Evans
Dr J Johnson

B. Additional comments on the application from TAKELEY PARISH COUNCIL were received on 5th February 2026.

Hi Nigel

Re: UTT/25/1854/FUL - Cranwellian, The Street, TAKELEY

Please could our comment be added to your late list? Takeley Parish Council has a meeting scheduled at the same time as your committee meeting, therefore we have no-one available to present our comments at your planning committee meeting on 11th February. Please would you ensure that our comments below are taken into account at the Planning Committee meeting?

Takeley Parish Council raised a number of concerns which are pleased to see being addressed by proposed planning conditions. However, we request a **deferral** of the decision on this application while our outstanding concerns are considered and addressed:

1. The government's ombudsman's upholding of a previous complaint (para 6.7 of the officer's report) was on drainage issues that were not fully addressed by UDC
2. We understand that the development is not in an area where the homes can be connected to mains drainage. Therefore, we question if this area is suitable for 6 new homes where there are current drainage and contamination issues, and contamination of concentrations of lead, hydrocarbons and other contaminants within the soil could be disturbed and enter the watercourse.
3. The Environment Agency's conditions (Appendix 6) do not seem to be fully addressed in the planning conditions listed in the officer's report.
4. There is a discrepancy in the officer's report whereby it is assumed that the Essex CC SUDS team will ensure that conditions are met, however, it states at 14.5.8 that the development will not have SUDS and the SUDS team declined to comment on the scheme. Who will check that the developer is in receipt of an Environment Agency permit for the water discharge? The pre-commencement conditions require the developer to submit to the planning authority details of surface and foul water drainage but there is no stated recognised body to assess the adequacy of those arrangements.
5. If the conditions are not robust enough on drainage and contamination issues, or the submitted information is not properly assessed, there is a high risk of a burden on the planning enforcement team that could prove problematic.

Kind regards

Jackie Deane

Clerk to the Council
Takeley Parish Council
The Old School Community Centre
Brewers End
Takeley CM22 6SB

6	UTT/25/3066/OP Land West Of The Cottage Snakes Lane Ugley	WITHDRAWN FROM AGENDA

Note – The purpose of this list is to draw Members attention to any late changes to the officer report or late letters/comments/representations. Representations are not reproduced in full they are summarized

Late items from **STATUTORY CONSULTEES** are reproduced in full.