

Late List –Planning Committee 08/04/2026

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	UTT/25/2027/OP Water Circle, Green Street, ELSENHAM	<p>A) General updates</p> <ul style="list-style-type: none"> i. Paragraph 14.3.20 of the committee report references the preamble of Core Policy 12 and para. 6.48, however, the correct reference is paragraph is 6.43. ii. Paragraphs 14.3.27-28 of the committee report discusses the loss agricultural land but refers to the previous Local Plan (2005) Policy ENV5 which is no longer applicable. However, officers view this does not materially change the principle assessment. The new Uttlesford Local Plan 2021-2041 does not contain a directly comparable policy but the loss of agricultural land is still a material consideration. Furthermore given the location of the site, containing an existing employment site / allocated employment site, Core 48 supports employment development on unallocated sites in or on the edge of existing employment sites iii. Paragraph 14.6.2 reference to ‘residential’ development should be deleted. <p>B) Additions to the draft Heads of Terms</p> <ul style="list-style-type: none"> i. Car Club provisions as per policy Core Policy 31 ii. Ensuring the Landscape Ecology Management Plan (LEMP) has appropriate management provisions for landscape management iii. Provisions for the management of Sustainable Urban Drainage Systems (SuDs) iv. Potential extension of footpath towards the residential properties at Guant’s End <p>C) Statutory consultees/Parish Council comments</p>

		a. <u>Elsenham Parish Council</u>
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Elsenham Parish Council

**Planning Application UTT/25/2027/OP
Objection 2 to the application for
Outline planning application for the development of land
Water Circle Green Street Elsenham**

Elsenham Parish Council wishes to make further representations in the light of information that the application will be considered by Uttlesford District Council's Planning Committee on 8 April 2026.

The Parish Council stands by all the previous objections, 23 September 2025, and supports the objections submitted independently by Takeley Parish Council and by Broxted Parish Council.

UDC's new Local Plan was finally approved at a full meeting of the District Council on 25 March 2026. Full regard must be had for the Local Plan in determining the application.

Under Core Policy 4, 'Meeting Business and Employment Needs', the Water Circle site is allocated an area of 5.5 hectares. The application under consideration is for an area of 15.39 hectares.

The area is within the Stansted Airport Countryside Protection Zone (CPZ), as confirmed in Core Policy 12.

It would be perverse indeed if the policies recently adopted were not observed. Therefore application cannot be supported in its present form.

In the event that the application is approved, Elsenham Parish Council will expect to be involved in discussions regarding a Section 106 agreement.

		b. <u>MAG Group Aerodrome Safeguarding Team</u>
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Our ref: STN 2025-174

28 August 2025

Development Control
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

Appn. No.: UTT/25/2027/OP
Proposal: Outline planning application (all matters reserved for subsequent approval) for the development of land within Use Classes B2 (general industrial), B8 (storage and distribution/data centre), E(g)(i) (offices), E(g)(ii) (research and development), E(g)(iii) (industrial processes), demolition and removal of existing structures and handstanding and replacement of existing Waste Water Treatment Works and new electricity substation and associated works.
Location: Water Circle Green Street Elsenham

Dear UDC,

Thank you for consulting with the aerodrome safeguarding authority for Stansted Airport on the above application. We have no objection to this development subject to the following conditions and informatives:

- Condition - No development to take place until full details of the Sustainable Urban Drainage Schemes (SuDS) have been submitted to and approved in writing by the Local Planning Authority in consultation with the aerodrome safeguarding authority for Stansted Airport.
Reason: Flight Safety - The SuDS for this development has the potential to attract and support birds hazardous to aircraft, in a critical location close to the airport approaches. As such, these proposals should NOT include any new ponds. The drainage areas should not be designed to include ponds or areas of open water on a permanent or regular basis. Any drainage basins should hold water only during and immediately after extreme rainfall, draining quickly. If any areas do hold water more frequently, they should be well vegetated. The SuDS and rain gardens should have a varied vegetation structure, with inclusion of different plant species. Use of dense vegetation through the rain gardens, basins and swales will help to obscure and enclose areas of open water and reduce the attraction to larger species.
- Condition - Development shall not commence until a Bird Hazard Management Plan (BHMP) for both the construction period and in perpetuity has been submitted to and approved in writing by the LPA in consultation with the aerodrome safeguarding authority for Stansted Airport. The submitted plan shall include details of:
 - monitoring of any standing water within the site temporary or permanent
 - maintenance of sustainable urban drainage schemes (SUDS)
 - management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds.
 - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow
 - arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste
 - signs deterring people from feeding the birds.
 - monitoring of and disturbance of any roof loafing / nesting activityReason: Flight safety – Birdstrike Avoidance: It is necessary to manage the site during demolition and construction and in perpetuity to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Stansted Airport.
- Condition - No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the LPA in consultation with the aerodrome safeguarding authority for Stansted airport.
Reason: Flight Safety - To avoid endangering the safe movement of aircraft and the operation of Stansted Airport through the attraction of species of birds that are hazardous to aircraft and thereby increase the bird hazard risk.

Continued...

Enterprise House, Bassingbourne Rd
Stansted Airport, Essex, CM24 1QW

StanstedAirport.com
CRN 01990920

- Condition – No works to meet Biodiversity Net Gain (BNG) requirements on site (or off-site if within 13km of Stansted Airport) until details have been submitted for approval to the LPA in consultation with the aerodrome safeguarding authority for Stansted Airport.
Reason: Flight safety – Birdstrike risk avoidance.
- Condition - Development shall not commence until a construction environment management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the demolition and construction period. Such a strategy shall include the following matters:
 - Details of the area(s) subject to construction activity and the storage of materials and equipment
 - Details of cranes and other tall construction equipment (including the details of obstacle lighting)
 - Control of activities likely to produce dust and smoke etc
 - Details of temporary lighting
 - Height of storage areas for materials or equipment
 - Control and disposal of putrescible waste to prevent attraction of birds
 - Control of FOD including airborne FOD when close to the aerodrome.
 - Dust & Smoke
 - Frequency emitting equipment
 - Drone usage
 - Gas purging / venting
 Reason: Flight safety - To ensure that demolition and construction work activity and use of construction equipment on the site and adjoining land does not endanger aircraft movements and the safe operation of the aerodrome.
- Condition – the suspension of Permitted Development Rights under the provisions of Class A of Part 4 Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GDPO 2015) SI 2015/596 (Class A) for “The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land” (other than those expressly authorised by the construction methodology statement or approved by the authority as part of this permission) shall be carried out.
Reason: Flight safety - To ensure that no activity during demolition or construction operations on the application site or on any adjoining land do not endanger the safe movement of aircraft or the safe operation of Stansted Airport through breach of safeguarded surfaces, or interference with communication, navigational aids and surveillance equipment.
- Condition - 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. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.
Reason: Flight safety - Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport. To avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare.
- No development to take place until an Instrument Flight Procedure Surfaces (IFP) assessment has been commissioned by the applicant to be undertaken by Stansted Airport’s Approved Procedure Design Organisation (NATS). The IFP assessment will need to be submitted for approval to the LPA in consultation with the aerodrome safeguarding authority for Stansted Airport.
Reason: Flight safety – to ensure that the IFP surfaces are not infringed by the development or any equipment to be used during demolition or construction.
- No development to take place until a Wind Shear assessment has been undertaken and submitted to the LPA for approval in consultation with the aerodrome safeguarding authority for Stansted Airport.
Reason: Flight safety – to ensure that the addition of new structures at this location will not cause a new or increase the risk of a wind shear hazard to aircraft using Stansted Airport.
- Continued...



- No development to take place involving solar PV panels or any other reflective material until a revised aviation perspective Glint & Glare assessment has been undertaken and submitted to the LPA for approval in consultation with the aerodrome safeguarding authority for Stansted Airport.
Reason: Flight safety – to ensure that a Glint / Glare hazard is not created by this development that would cause ocular damage or distraction to pilots of aircraft using Stansted Airport, or air traffic controllers or ground crew at Stansted Airport. A revised assessment should include the buildings, roofs, car parking and include the 10NM path (omitted from the submitted assessment).
- Informative:-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.
- Informative: 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/>
- Given the location of this property relative to the airport, 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.

Sincerely,

MAG Group Aerodrome Safeguarding Team
Stansted Airport | East Midlands Airport | Manchester Airport
Aerodrome.Safeguarding|ManchesterAirport
www.magairports.com



Enterprise House, Bassingbourne Rd
Stansted Airport, Essex, CM24 1QW

StanstedAirport.com
CRN 01990920

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		c. <u>Natural England</u>
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From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 10 October 2025 07:24
To: Planning <planning@uttlesford.gov.uk>
Subject: >> UTT/25/2027/OP NE response

For the attention of Uttlesford District Council,

Application ref: UTT/25/2027/OP
Our ref: 529101

Conservation of Habitats & Species Regulations 2017 (as amended)
Wildlife & Countryside Act 1981 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

This application has triggered one or more Impact Risk Zones, (available on [Magic](#) and as a downloadable [dataset](#)) indicating that impacts to statutory designated nature conservation sites (European sites or Sites of Special Scientific Interest) are likely. The designated site which could be impacted by this proposal is Elsenham Woods SSSI.

Natural England's consultation response to this planning application is provided in the form of an advice note tailored for this type of development proposal (attached). We anticipate that this will contain sufficient guidance to enable you to make an informed decision regarding impacts to designated sites. If the planning application does not contain the necessary detail, we recommend that you request this from the applicant before reaching a decision.

May we respectfully remind you of your responsibilities to take into account the advice of Natural England under the above legislation, and your biodiversity duties under [s40 of the NERC Act 2006](#). We will monitor planning decisions made using these advice notes, and may contact you again to ensure outcomes are being delivered effectively. Should you have any queries about how to apply the guidance, please contact us again.

Natural England has not assessed this application for impacts on protected species. We have published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Please note that Natural England has only provided comments in relation to impacts on statutory designated nature conservation sites. This should not be taken to imply that there are no other more local impacts to biodiversity or other natural environment interests, and it is for the local planning authority to determine whether or not this application is consistent with national and local policies on the protection and enhancement of the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development. Further guidance on when to consult Natural England on planning and development proposals is available on [gov.uk](#).

For any queries relating to the specific advice in this letter only please contact me using the contact details below. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours faithfully,

		d. <u>Lead Local Flood Authority (LLFA)</u>
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Essex County Council
**Development and Flood Risk
Environment and Climate Action,**
C426 County Hall
Chelmsford
Essex CM1 1QH



☒ Genna Henry
Uttlesford District Council
Planning Services

Date: 18th November 2025
Our Ref: SUDS-008407
Your Ref: UTT/25/2027/OP

Dear Sir/Madam,

Consultation Response – UTT/25/2027/OP - Water Circle Green Street Elsenham

Thank you for your email received on 14/11/2025 which provides this Council with the opportunity to assess and advise on the proposed surface water drainage strategy for the above mentioned planning application.

As the Lead Local Flood Authority (LLFA) this Council provides advice on SuDS schemes for major developments. We have been statutory consultee on surface water since the 15th April 2015.

In providing advice this Council looks to ensure sustainable drainage proposals comply with the required standards as set out in the following documents:

- Non-statutory technical standards for sustainable drainage systems
- Essex County Council's (ECC's) adopted Sustainable Drainage Systems Design Guide
- The CIRIA SuDS Manual (C753)
- BS8582 Code of practice for surface water management for development sites.

Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, we **do not object** to the granting of planning permission based on the following:

Condition 1

No works except demolition shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:

- Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753.

		<ul style="list-style-type: none"> • Limiting discharge rates to 22.6l/s for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change storm event subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated. • Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. • Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event. • Final modelling and calculations for all areas of the drainage system. • The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. • Detailed engineering drawings of each component of the drainage scheme. • A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. • An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy. <p>The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.</p> <p>Reason</p> <ul style="list-style-type: none"> • To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. • To ensure the effective operation of SuDS features over the lifetime of the development. • To provide mitigation of any environmental harm which may be caused to the local water environment • Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site. <p>Condition 2</p> <p>No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.</p> <p>Reason</p> <p>The National Planning Policy Framework paragraph 167 and paragraph 174 state that local planning authorities should ensure development does not increase flood risk elsewhere and does not contribute to water pollution.</p> <p>Construction may lead to excess water being discharged from the site. If dewatering takes place to allow for construction to take place below groundwater level, this will</p>
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		<p>cause additional water to be discharged. Furthermore the removal of topsoils during construction may limit the ability of the site to intercept rainfall and may lead to increased runoff rates. To mitigate increased flood risk to the surrounding area during construction there needs to be satisfactory storage of/disposal of surface water and groundwater which needs to be agreed before commencement of the development.</p> <p>Construction may also lead to polluted water being allowed to leave the site. Methods for preventing or mitigating this should be proposed.</p> <p>Condition 3</p> <p>Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.</p> <p>Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.</p> <p>Reason</p> <p>To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.</p> <p>Failure to provide the above required information prior to occupation may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site.</p> <p>Condition 4</p> <p>The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.</p> <p>Reason</p> <p>To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.</p> <p>Condition 5</p> <p>The development hereby permitted shall not be commenced until the existing pipes within the extent of the site, which will be used to convey surface water, are cleared of any blockage and are restored to a fully working condition.</p> <p>Reason</p> <p>To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site.</p>
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		<p>Failure to carry out the required maintenance before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.</p> <p>We also have the following advisory comments:</p> <ul style="list-style-type: none">• We strongly recommend looking at the Essex Green Infrastructure Strategy to ensure that the proposals are implementing multifunctional green/blue features effectively. The link can be found below. https://www.essex.gov.uk/protecting-environment• Please note that the Environment Agency updated the peak rainfall climate change allowances on the 10 May 2022. Planning applications with outline approval are not required to adjust an already approved climate change allowance, however, wherever possible, in cases that do not have a finalised drainage strategy please endeavour to use the updated climate change figures Flood risk assessments: climate change allowances - GOV.UK (www.gov.uk) <p>Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.</p> <p>Summary of Flood Risk Responsibilities for your Council</p> <p>We have not considered the following issues as part of this planning application as they are not within our direct remit; nevertheless these are all very important considerations for managing flood risk for this development, and determining the safety and acceptability of the proposal. Prior to deciding this application you should give due consideration to the issue(s) below. It may be that you need to consult relevant experts outside your planning team.</p> <ul style="list-style-type: none">• Sequential Test in relation to fluvial flood risk;• Safety of people (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements);• Safety of the building;• Flood recovery measures (including flood proofing and other building level resistance and resilience measures);• Sustainability of the development. <p>In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.</p> <p>Please see Appendix 1 at the end of this letter with more information on the flood risk responsibilities for your council.</p> <p>INFORMATIVES:</p> <ul style="list-style-type: none">• Essex County Council has a duty to maintain a register and record of assets
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which have a significant impact on the risk of flooding. In order to capture proposed SuDS which may form part of the future register, a copy of the SuDS assets in a GIS layer should be sent to suds@essex.gov.uk.

- Any drainage features proposed for adoption by Essex County Council should be consulted on with the relevant Highways Development Management Office.
- Changes to existing water courses may require separate consent under the Land Drainage Act before works take place. More information about consenting can be found in the attached standing advice note.
- It is the applicant's responsibility to check that they are complying with common law if the drainage scheme proposes to discharge into an off-site ditch/pipe. The applicant should seek consent where appropriate from other downstream riparian landowners.
- The Ministerial Statement made on 18th December 2014 (ref. HCWS161) states that the final decision regarding the viability and reasonableness of maintenance requirements lies with the LPA. It is not within the scope of the LLFA to comment on the overall viability of a scheme as the decision is based on a range of issues which are outside of this authority's area of expertise.
- We will advise on the acceptability of surface water and the information submitted on all planning applications submitted after the 15th of April 2015 based on the key documents listed within this letter. This includes applications which have been previously submitted as part of an earlier stage of the planning process and granted planning permission based on historic requirements. The Local Planning Authority should use the information submitted within this response in conjunction with any other relevant information submitted as part of this application or as part of preceding applications to make a balanced decision based on the available information.

Yours sincerely,

Anna Murphy

Development and Flood Risk Officer

Team: Green Infrastructure and Sustainable Drainage

Service: Climate Action and Mitigation

Essex County Council

Internet: www.essex.gov.uk

Email: suds@essex.gov.uk

Appendix 1 - Flood Risk responsibilities for your Council

The following paragraphs provide guidance to assist you in determining matters which are your responsibility to consider.

- Safety of People (including the provision and adequacy of an emergency plan, temporary refuge and rescue or evacuation arrangements)

You need to be satisfied that the proposed procedures will ensure the safety of future occupants of the development. In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs formally consider

		<p>the emergency planning and rescue implications of new development in making their decisions. We do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals as we do not carry out these roles during a flood.</p> <ul style="list-style-type: none"> • <u>Flood recovery measures (including flood proofing and other building level resistance and resilience measures)</u> <p>We recommend that consideration is given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Both flood resilience and resistance measures can be used for flood proofing.</p> <p>Flood resilient buildings are designed to reduce the consequences of flooding and speed up recovery from the effects of flooding; flood resistant construction can help prevent or minimise the amount of water entering a building. The National Planning Policy Framework confirms that resilient construction is favoured as it can be achieved more consistently and is less likely to encourage occupants to remain in buildings that could be at risk of rapid inundation.</p> <p>Flood proofing measures include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels. Consultation with your building control department is recommended when determining if flood proofing measures are effective.</p> <p>Further information can be found in the Department for Communities and Local Government publications 'Preparing for Floods' and 'Improving the flood performance of new buildings'.</p> <ul style="list-style-type: none"> • <u>Sustainability of the development</u> <p>The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF recognises the key role that the planning system plays in helping to mitigate and adapt to the impacts of climate change, taking full account of flood risk and coastal change; this includes minimising vulnerability and providing resilience to these impacts. In making your decision on this planning application we advise you consider the sustainability of the development over its lifetime.</p>
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D) Planning Conditions

	CONDITIONS
1	<p>Prior to commencement of any development within any reserved matters area (to relate to a plot, phase, development zone or such other stage in development as may be agreed in writing with the Local Planning Authority), details in respect of access, appearance, scale, layout and strategic and individual plot landscaping details (hereafter referred to as “the Reserved Matters”) shall be submitted to and approved by the Local Planning Authority (LPA).</p> <p>The development must be carried out as approved.</p> <p>REASON: To comply with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 and Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>(a) The first application for approval of the Reserved Matters must be made to the Local Planning Authority not later than the expiration of two years from the date of this permission.</p> <p>(b) All subsequent reserved matters application shall be submitted no later than 10 years from the date of this permission.</p> <p>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.</p>
3	<p>The development hereby permitted shall be begun within one year from the date of the final approval of reserved matters. The development shall be carried out as approved.</p> <p>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.</p>

		<p>4</p>	<p>Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details unless otherwise agreed in writing.</p> <p>REASON: To ensure the phasing of the development is appropriately coordinated and to manage the implementation of the development in accordance with the Uttlesford Local Plan 2021-2041 Policy and the Framework.</p>	
		<p>5</p>	<p>The development hereby permitted shall be carried out in accordance with the 'Development Specification, prepared by Quod (July 2025, ref Q231026), and the approved plans:</p> <p>Parameter Plan ref: 24245-UMC-XXXX-SI-DR-A-0601 P08.</p> <p>REASON: For the avoidance of doubt as to the nature of the development hereby permitted and in accordance with the Uttlesford Local Plan 2021-2041 Policy and the Framework.</p>	
		<p>6</p>	<p>Prior to the construction of any development phase (save for demolition, site clearance and groundwork) the materials to be used in the construction of the external surfaces of that phase/plot shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interests of the appearance of the development in accordance with Policies 52 and 52a of the Uttlesford Local Plan 2021-2041.</p>	
		<p>7</p>	<p>Prior to the submission of any reserved matters pursuant to Condition 1, a Design Code shall be submitted to and approved in writing by the local planning authority. The Design Code shall, where relevant, have reference to the Design and Access Statement supporting the outline application (prepared by UMC Architects, dated 22 July 2025), and shall in any case address and codify the following matters:</p> <p>Built form:</p>	

		<ul style="list-style-type: none"> • Block structure • Building forms, types, orientation and demonstration of active frontages (where appropriate) • Use of building heights to enhance legibility • Corner treatments • Elevation composition • Placement of entrances and service courtyards • Building materials palette <p>Public realm:</p> <ul style="list-style-type: none"> • Landscape design principles and use of landscape bunds/berms (including, but not limited to, screening of nearby designated heritage assets) • Street types (if appropriate) • Surface materials palette • Street furniture, lighting and boundary treatments • Planting palette • Integration of car parking and traffic calming measures • Pedestrian footpaths <p>Other matters:</p> <ul style="list-style-type: none"> • Character areas (if applicable) • Types of refuse and recycling storage • Cycle parking • Location of wildlife corridors <p>Proposals contained within applications for the approval of Reserved Matters pursuant to Condition 1 shall comply with the 'Mandatory' sections of the Design Code and shall have regard to the illustrative material and non-mandatory codes. Construction shall be in accordance with the 'Mandatory' section of the approved Design Code.</p> <p>The scheme shall be implemented and maintained in accordance with the approved Design Code unless otherwise agreed in writing by the Local Planning Authority.</p>	
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			REASON: To ensure a high-quality development and place making when applications for reserve matters are submitted in accordance with Core Policies 39, 41 and 52/52a of the Uttlesford Local Plan 2021-2041 and the Framework.
			HIGHWAYS
		8	<p>Prior to commencement of development hereby approved, details of a scheme to prevent the use of Green Street for general traffic shall be submitted to and approved in writing by the Local Planning Authority including the following details:</p> <ul style="list-style-type: none"> • alternative adopted routes for residential access traffic • bus gate provision, design and enforcement • emergency access • provision for pedestrian and cycle access • programme for implementation <p>The approved details shall be implemented prior to occupation of the development and maintained thereafter.</p> <p>REASON: To ensure highway safety and efficiency in accordance with Core Policy 27 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>
		9	<p>Prior to occupation of the development, the Developer shall submit a Workplace Travel Plan to the Local Planning Authority for approval in consultation with Essex County Council. Such approved travel plan shall be actively implemented for a minimum period of 5 years.</p> <p>Reason: To promote sustainable development and transport by reducing the need to travel by car and encourage trips made by sustainable modes of transport in accordance with Policies 26 and 27 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>
		10	Prior to occupation of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), vehicular parking for

			<p>employees and visitors shall be provided in accordance with details to be submitted and approved in writing by the Local Planning Authority. Each vehicular parking space shall have minimum dimensions of 2.9 metres by 5.5 metres. The vehicular parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the LPA.</p> <p>REASON: To ensure adequate space for parking off the highway and to ensure that on street parking of vehicles in the adjoining streets does not occur in the interest of highway safety and amenity in accordance with Core Policy 31 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>
		11	<p>Prior to occupation of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), cycle parking for employees and visitors shall be provided in accordance with details to be submitted and approved in writing by the LPA. Cycle parking provision shall be secure convenient and covered and will be retained thereafter unless otherwise agreed with the LPA.</p> <p>REASON: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity in accordance with Core Policies 28 and 31 of the Uttlesford Local Plan 2021-2041 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>
		12	<p>Prior to first occupation of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), the HGV parking shall be provided in accordance with details to be submitted and approved in writing by the LPA.</p> <p>The following HGV details shall also be submitted for approval for each relevant phase, plot and/or unit;</p> <ul style="list-style-type: none"> - details of access, parking, turning areas; - details of how low or zero emission technologies will be achieved. <p>The approved details shall be implemented and maintained thereafter.</p>

			REASON: To ensure highway safety and amenity in accordance with Core Policies 31 and 32 of the Uttlesford Local Plan 2021-2041 and the Framework.
		13	<p>Prior to commencement of development (including any ground works or demolition) hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and will including the following details:</p> <ul style="list-style-type: none"> • construction vehicle routing and safe site access, • parking of vehicles of site operatives and visitors, • loading, unloading and storage of plant and materials, • wheel and underbody washing facilities, • protection of public rights of way within the vicinity of the site • before and after condition survey to identify defects to highway in the vicinity of the access to the site and where necessary ensure repairs are undertaken at the developer's expense where caused by developer <p>REASON: To ensure highway safety and efficiency in accordance with Core Policy 27 of the adopted Uttlesford Local Plan 2021-2041 and the Framework.</p>
			MANCHESTER AIRPORT GROUP
		14	<p>Prior to commencement of development hereby approved, a Bird Hazard Management Plan (BHMP) for the construction stages and in perpetuity shall be submitted to and agreed, in writing, by the Local Planning Authority in consultation with the aerodrome safeguarding authority for Stansted Airport.</p> <p>The submitted plan should include details the following details:</p> <ul style="list-style-type: none"> - monitoring of any standing water within the site temporary or permanent - maintenance of sustainable urban drainage schemes (SUDS) - management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds.

			<ul style="list-style-type: none"> - maintenance of planted and landscaped areas, particularly in terms of height and species of plants that are allowed to grow - arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste - signs deterring people from feeding the birds. - monitoring of and disturbance of any roof loafing / nesting activity <p>The scheme shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: Flight safety – birdstrike avoidance; to manage the site during demolition and construction and in perpetuity to discourage bird activity and ensure safe movement of aircrafts using Stansted Airport in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041.</p>	
		15	<p>Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order 2015 (or any Order revoking or re-enacting it, with or without modification/s), no development within Schedule 2, Part 4, Class A (Temporary Buildings and Uses) shall be carried out without a construction management plan and / or a Crane and Tall Equipment Plan first being submitted to and approved in writing by the Local Planning Authority.</p> <p>REASON: To ensure that site construction and site maintenance operations and equipment on site or on any adjoining land do not breach the protected surfaces surrounding Stansted Airport, or create any interference with communication, navigational aids and surveillance equipment, both of which could endanger the safe movement of aircraft at, and the safe operation of, the aerodrome. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002.</p>	
		16	<p>Prior to commencement of development hereby approved, a Wind Shear Assessment (WSA) shall be submitted to and approved by the Local Planning Authority, in consultation with the Aerodrome Safeguarding Authority for Stansted Airport.</p>	

			REASON: To ensure that the addition of new structures on Site will not cause a new or increased risk of wind shear hazard to aircrafts using Stansted Airport in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041.
		17	<p>No solar PV panel development shall take place until an aviation perspective glint and glare assessment is submitted to and approved by the LPA, in consultation with the Aerodrome Safeguarding Authority for Stansted Airport.</p> <p>REASON: Flight safety - to prevent ocular hazard and distraction to pilots using Stansted Airport. In accordance with Circular Guidance - The Town and Country Planning (safeguarding aerodromes, technical sites and military explosives storage areas) Direction 2002 in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041.</p>
		18	<p>Prior to commencement of development hereby approved, an Instrument Flight Procedure Surfaces (IFP) Assessment undertaken by Stansted Airport's Approved Procedure Design Organisation (NATS), shall be submitted and approved in writing by the LPA, in consultation with the Aerodrome Safeguarding Authority for Stansted Airport.</p> <p>REASON: Flight safety – to ensure that the IFP surfaces are not infringed by the development or any equipment to be used during demolition or construction in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041.</p>
		19	<p>Prior to commencement of development hereby approved, full details of soft and water landscaping works shall be submitted to and approved in writing by the Local Planning Authority, these details shall include:</p> <ul style="list-style-type: none"> • Any earthworks, grassed areas, green roofs; • The species, number and spacing of trees and shrubs; • Details of any water features; • Drainage details including SUDS. <p>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</p>

			bird hazard risk at and around the application site in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041.
		20	<p>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. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.</p> <p>REASON: Flight safety in the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport. To avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare in accordance with Core Policy 32a of the Uttlesford Local Plan 2021-2041.</p>
			ARCHAEOLOGY
		21	<p>(1) No development or preliminary groundworks of any kind shall take place until a programme of archaeological investigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted by the applicant, for approval by the Local Planning Authority.</p> <p>(2) No development or preliminary groundworks of any kind shall take place until the completion of the programme of archaeological evaluation identified in the WSI defined in Part 1 and confirmed by the archaeological advisors to the Local Planning Authority.</p> <p>(3) No development or preliminary groundworks of any kind shall take place until the submission of a mitigation WSI detailing the excavation/ preservation strategy for approval by the Local Planning Authority.</p> <p>(4) No development or preliminary groundworks can commence on those areas containing archaeological deposits until the satisfactory completion of fieldwork, as detailed in the mitigation WSI, and approved by the Archaeological Advisors to the Local Planning Authority.</p> <p>(5) The applicant will submit a Post Excavation Assessment and/or Updated Project Design for approval by the Local Planning Authority. This shall be done within 6 months of the date of completion of the archaeological fieldwork unless otherwise agreed in</p>

		<p>advance in writing by the Local Planning Authority. This will result in the completion of post excavation analysis, preparation of a full site archive and report ready for deposition at the local museum, and submission of a publication report.</p> <p>REASON: To ensure the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Core Policy 64 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>
		FLOOD RISK AND SITE DRAINAGE
		<p>22 No works except demolition shall takes place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme should include but not be limited to:</p> <ul style="list-style-type: none"> • Verification of the suitability of infiltration of surface water for the development. This should be based on infiltration tests that have been undertaken in accordance with BRE 365 testing procedure and the infiltration testing methods found in chapter 25.3 of The CIRIA SuDS Manual C753. • Limiting discharge rates to 22.6l/s for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change storm event subject to agreement with the relevant third party/ All relevant permissions to discharge from the site into any outfall should be demonstrated. • Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event. • Demonstrate that all storage features can half empty within 24 hours for the 1 in 30 plus 40% climate change critical storm event. • Final modelling and calculations for all areas of the drainage system. • The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753. • Detailed engineering drawings of each component of the drainage scheme.

			<ul style="list-style-type: none"> • A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features. • An updated drainage strategy incorporating all of the above bullet points including matters already approved and highlighting any changes to the previously approved strategy. <p>The scheme shall subsequently be implemented prior to occupation. It should be noted that all outline applications are subject to the most up to date design criteria held by the LLFA.</p> <p>REASON: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. To ensure the effective operation of SuDS features over the lifetime of the development. To provide mitigation of any environmental harm which may be caused to the local water environment. Failure to provide the above required information before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site. This is in accordance with Core Policies 36 and 37 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>	
		23	<p>Prior to occupation of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long-term funding arrangements should be provided.</p> <p>The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.</p> <p>REASON: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk. Failure to provide the above required information prior to occupation</p>	

			may result in the installation of a system that is not properly maintained and may increase flood risk or pollution hazard from the site. This is in accordance with Policies 36 and 37 of the Uttlesford Local Plan 2021-2041 and paragraphs 40, 41 and 42 of the Framework.
		24	<p>No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented as approved.</p> <p>Reason: To prevent or mitigate the pollution of water from construction in accordance with Core Policy 36 of the Uttlesford Local Plan 2021-2041 and to satisfy the requirements of paragraph 163 and 170 of the Framework.</p>
		25	<p>Prior to commencement of development, the existing pipes within the extent of the site, which will be used to convey surface water, shall be cleared of any blockage and restored to a fully working condition.</p> <p>Reason: To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site. Failure to carry out the required maintenance before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.</p>
		26	<p>Prior to commencement of development, the existing pipes within the extent of the site, which will be used to convey surface water, shall be cleared of any blockage and restored to a fully working condition.</p> <p>Reason: To ensure that drainage system implemented at the site will adequately function and dispose of surface water from the site. Failure to carry out the required maintenance before commencement of works may result in a system being installed that is not sufficient to deal with surface water occurring during rainfall events and may lead to increased flood risk and pollution hazard from the site.</p>
			LANDSCAPING, ECOLOGY AND BIODIVERSITY

		27	<p>The development hereby approved shall be implemented in accordance with the details contained within the 'Arboricultural Survey to BS5837:2012', prepared by Arbtech, dated 08 April 2025 and Tree Protection Plan(s) Arbtech TPP 01_v2 (Sheets: 1-4 including overview), unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To protect the rooting systems of trees and hedges to be retained in accordance with Core Policy 41 of the Uttlesford Local Plan 2021-2041 of the adopted Uttlesford Local Plan 2021-2041 and the Framework.</p>
		28	<p>The development hereby approved shall be constructed in accordance with the details contained within the 'Arboricultural Method Statement, prepared by Arbtech, dated 29 July 2025, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: To protect the rooting systems of trees and hedges to be retained in accordance with Core Policy 41 of the Uttlesford Local Plan 2021-2041 of the adopted Uttlesford Local Plan 2021-2041 and the Framework.</p>
		29	<p>Prior to the submission of any reserved matters pursuant to Condition 1, an updated site-wide Landscape Masterplan shall be submitted to and approved in writing by the local planning authority.</p> <p>The development shall be implemented and maintained in accordance with the approved Landscape Masterplan unless otherwise agreed in writing by the Local Planning Authority.</p> <p>REASON: In the interest of visual amenity and to ensure there is sufficient landscape screening around the site perimeter but also within the site in accordance with Core Policies 39, 40 and 41 of the adopted Uttlesford Local Plan (2026).</p>
		30	<p>Prior to commencement of development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority.</p>

			<p>The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities. b) Identification of “biodiversity protection zones. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. i) Containment, control and removal of any Invasive nonnative species present on site. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>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) and s40 of the NERC Act 2006 (Priority habitats & species), Core Policy 40 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>	
		31	<p>The development hereby approved shall be constructed in accordance with the mitigation measures as set out within the Environmental Statement, Volume 1 Chapter 12 Biodiversity, prepared by Quod (July 2025), and Appendix 12.2 Ecological Impact Assessment, prepared by Crossland Ecology (July 2025), unless otherwise agreed in writing by the LPA.</p>	

			<p>An appropriately competent person will be appointed (e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.</p> <p>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) and s40 of the NERC Act 2006 (Priority habitats & species), Core Policy 40 of the Uttlesford Local Plan 2021-2041 and the Framework.</p>	
		32	<p>Prior to works above slab level, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Appendix 12.2 Ecological Impact Assessment, prepared by Crossland Ecology (July 2025), shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The Biodiversity Enhancement Layout shall include the following:</p> <ul style="list-style-type: none"> • detailed designs or product descriptions for biodiversity enhancements; and • locations, orientations and heights for biodiversity enhancements on appropriate drawings. <p>The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.</p> <p>REASON: To enhance protected and Priority species & habitats and allow the LPA to discharge its duties under paragraph 187d of the NPPF 2024, s40 of the NERC Act 2006 (as amended) and Core Policy 40 of the Uttlesford Local Plan 2021-2041.</p>	
		33	<p>Prior to first occupation of the development, a Lighting Design Strategy for Biodiversity shall be submitted to and approved in writing by the LPA in accordance with Guidance Note 08/23 (Institute of Lighting Professionals). The strategy shall:</p> <ul style="list-style-type: none"> • 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 	

			<p>places or along important routes used to access key areas of their territory, for example, for foraging; and</p> <ul style="list-style-type: none"> • show how and where external lighting will be installed (through provision of appropriate lighting contour 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. <p>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.</p> <p>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) and s40 of the NERC Act 2006 (as amended) and in accordance with Core Policy 40 of the Uttlesford Local Plan 2021-2041.</p>	
		<p>34</p>	<p>Prior to first occupation of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development.</p> <p>The content of the LEMP shall include the following:</p> <ol style="list-style-type: none"> a) Description and evaluation of features to be managed, to include the retention, restoration and enhancement of c.5.2 ha habitats (including the higher value habitats such as the two field ponds and their immediate surrounding terrestrial habitats – see 0) and the creation of c.1.4 ha semi-natural habitats. b) Ecological trends and constraints on site that might influence management. c) Aims and objectives of management. d) Appropriate management options for achieving aims and objectives. e) Prescriptions for management actions. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period). f) Details of the body or organisation responsible for implementation of the plan. g) Ongoing monitoring and remedial measures. 	

		<p>The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.</p> <p>The approved plan will be implemented in accordance with the approved details.</p> <p>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) and s40 of the NERC Act 2006 (as amended) and in accordance with Core Policies 40 and 41 of the Uttlesford Local Plan 2021-2041.</p>
		ENVIRONMENTAL HEALTH
		<p>35 The development hereby approved shall be constructed in accordance with the mitigation measures as set out within the Air Quality Assessment (AQA) prepared by AECOM (July 2025).</p> <p>REASON: To ensure the protection of the public and to demonstrate compliance with the NPPF (2024), Core Policy 43 of the adopted Uttlesford Local Plan 2021-2041 and the Framework.</p>
		<p>36 Prior to commencement of development hereby approved, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Environmental Health and the Aerodrome Safeguarding Authority for Stansted Airport.</p> <p>The plan shall include the following:</p> <ul style="list-style-type: none"> a) The construction programme and phasing; b) Details of the area(s) subject to construct activity, delivery and storage of materials and equipment; c) Details of any highway works necessary to enable construction to take place;

			<ul style="list-style-type: none"> d) Parking and loading arrangements; e) Details of hoarding; f) Details of temporary lighting; g) Management of traffic to reduce congestion; h) Control of dust and dirt on the public highway; i) Details of consultation and complaint management with local businesses and neighbours; j) Waste management proposals; k) Mechanisms to deal with environmental impacts such as noise and vibration, air quality and dust, smoke, light and odour; l) Details of any proposed piling operations, including justification for the proposed piling strategy, a vibration impact assessment and proposed control and mitigation measures; m) Control of Foreign Object Debris (FOD) including airborne FOD close to the aerodrome; n) Details of cranes and other tall construction equipment (including the details of obstacle lighting); o) Height of storage areas for materials or equipment; p) Control and disposal of putrescible waste to prevent attraction of birds; q) Frequency emitting equipment; r) Gas purging / venting; and s) Drone usage. <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>REASON: To ensure safe operation of Stansted Airport, highway safety and the control of environmental impacts on existing residential properties in accordance with the NPPF and Core Policies 32a, 43, 44, 52, 52a of the Uttlesford Local Plan 2021-2041 and the Framework.</p>	
		37	<ul style="list-style-type: none"> a) Prior to commencement (either of the whole site or of a relevant phase or building) of development hereby approved, where shown to be necessary by the Phase 1 Desk Study, a Phase 2 Site Investigation adhering to BS 10175:2011 shall submitted to and approved in writing by the Local Planning 	

			<p>Authority.</p> <p>b) Prior to commencement (either of the whole site or of a relevant phase or building) of development hereby approved, where shown to be necessary by the Phase 2 Site Investigation, a detailed Phase 3 remediation scheme shall be submitted for approval in writing by the Local Planning Authority.</p> <p>This scheme shall detail measures to be taken to mitigate any risks to human health, groundwater and the wider environment. Any works which form part of the Phase 3 scheme approved by the local authority shall be completed in full before any permitted building is occupied.</p> <p>c) Prior to occupation of development hereby approved (either of the whole site or of a relevant phase or building) and following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed, together with any future monitoring or maintenance requirements shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>d) Development shall cease if, during any stage of the works, potential contamination is encountered which has not been previously identified within that area, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation) has been submitted to an approved in writing by the LPA. The development shall not be completed other than in accordance with the approved details.</p> <p>REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with the NPPF and Core Policy 42 of the Uttlesford Local Plan 2021-2041 and Framework.</p>	
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			<p>38 External lighting shall be installed in accordance with the submitted External Lighting Assessment by MBA Consulting (July 2025) and shall comply with the Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (GN01:2021).</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties.</p>	
			<p>39 Prior to the commencement of development hereby approved, details of a site-wide waste management strategy and waste collection points for each phase shall be submitted to and approved in writing by the Local Planning Authority. A SWMP would be expected to:</p> <ul style="list-style-type: none"> • present a site wide approach to address the key issues associated with sustainable management of waste, throughout the stages of site clearance, design, construction and operation, • establish strategic forecasts in relation to expected waste arisings for construction, • include waste reduction/recycling/diversion targets, and monitor against these, • advise on how materials are to be managed efficiently and disposed of legally during the construction phase of development, including their segregation and the identification of available capacity across an appropriate study area. <p>The operational site waste management strategy shall be in accordance with the Essex County Council and Southend-on-Sea Borough Council Waste Management Plan including mitigation methods to control noise and odour from the waste storage and collection arrangements and pest control measures. Thereafter the development shall be implemented in accordance with the approved details.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 33, 44, 52 and 52a of the adopted Uttlesford Local Plan 2021-2041 and the Framework.</p>	

		<p>40</p>	<p>Prior to the installation or proposed use of any plant, machinery or equipment associated with the application hereby approved, details of the equipment shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The submission shall include a noise impact assessment prepared in accordance with BS 4142:2014+A1:2019 (or any subsequent replacement standard). The assessment shall include predicted noise emissions from the proposed plant, details of the background sound level (LA90), and any necessary mitigation measures to ensure compliance with the following criterion:</p> <ul style="list-style-type: none"> a) The cumulative rating level of noise emissions does not exceed a level 5 dB(A) below the background sound level (LA90, 15 minutes), when measured or calculated at 1 metre from the façade of the nearest existing or approved noise sensitive premises. The assessment must be conducted in accordance with BS 4142:2014+A1:2019 (or any subsequent replacement standard). b) The ambient sound pressure level attributable to the operation shall not result in an increase in the measured LAeq, 5 minutes in any third-octave frequency band, when compared with the pre-development ambient sound levels, at any noise-sensitive receptor. This applies particularly across the 10 Hz to 200 Hz frequency range to ensure protection from low-frequency noise. Measurements and analysis must be conducted in accordance with BS ISO 1996-2:2017, or equivalent. c) Where vibration-producing equipment is proposed, a vibration impact assessment shall be submitted to demonstrate compliance with acceptable limits at the nearest sensitive receptor, in accordance with BS 6472-1:2008 and BS 7385-2:1993. <p>The approved mitigation measures shall be fully implemented prior to first use of the relevant unit and shall be maintained thereafter for the lifetime of the development.</p> <p>Should the plant and equipment fail to comply with this condition at any time, it shall be switched off and not used again until it is able to comply. The use of the equipment must not commence or re-commence until a fully detailed noise survey and report has been submitted to and approved in writing by the Local Planning Authority and approved mitigation measures have been implemented. The plant and equipment shall</p>	
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			<p>be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained at all times.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the Uttlesford Local Plan 2021-2041 and the Framework.</p>
		41	<p>Prior to the operation of any fixed external plant, machinery or equipment associated with any of the commercial units, wastewater treatment works and substation hereby approved, a post-completion noise survey shall be undertaken by a suitably qualified acoustic consultant. The purpose of the survey is to verify compliance with the approved noise impact assessment and associated mitigation measures.</p> <p>The noise survey report shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the relevant unit. The survey shall demonstrate that the cumulative rating level of sound from all external building services plant and equipment does not exceed a level at least 5 dB(A) below the background sound level (LA90) when measured or calculated at 1 metre from the façade of the nearest existing or proposed noise-sensitive premises, in accordance with BS 4142:2014+A1:2019 (or any subsequent replacement standard).</p> <p>If the measured noise levels do not meet this criterion, further mitigation measures shall be implemented to achieve compliance, and a follow-up verification survey shall be submitted and approved prior to operation.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the Uttlesford Local Plan 2021-2041.</p>
		42	<p>Prior to commencement of development (other than demolition, site clearance or groundwork) of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), a Noise Impact Assessment and Noise Mitigation Scheme for noise from all non-residential uses hereby approved (including industrial, commercial, retail, leisure and manufacturing processes, mobile plant and equipment, loading and unloading of goods and materials and any other</p>

			<p>noise source associated with the use hereby permitted) has been submitted to, and approved in writing by the Local Planning Authority.</p> <p>The approved scheme shall be implemented before the use/operation commences and be thereafter operated in accordance with the approved details.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the adopted Uttlesford Local Plan 2021-2041.</p>
		43	<p>Prior to the commencement of development (other than demolition, site clearance or groundwork) of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), a Service Yard Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Such a management plan shall identify measures to control noise emanating from the service yards.</p> <p>Thereafter the approved plan shall be implemented at all times.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the adopted Uttlesford Local Plan 2021-2041.</p>
		44	<p>Prior to commencement of development hereby approved, a noise assessment and mitigation scheme (if required) shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with the Calculation of Road Traffic Noise (CRTN) methodology and shall include:</p> <ul style="list-style-type: none"> a) Baseline noise monitoring at identified noise-sensitive receptors; b) Predicted noise levels at those receptors resulting from changes in road traffic attributable to the development (including any new or modified roads, junctions, or increased traffic volumes); c) An assessment of the likely significance of noise impacts; and

			<p>d) Details of any proposed mitigation measures to ensure compliance with appropriate noise standards (such as BS8233 or WHO guidelines).</p> <p>The development shall not be brought into use until the approved mitigation measures have been implemented in full and verified as effective, and they shall be retained thereafter.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the adopted Uttlesford Local Plan 2021-2041.</p>	
		45	<p>Prior to occupation of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), a scheme detailing all plant, machinery, chimneys, ducting, filters or extraction vents to be used in connection with the uses hereby approved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The scheme shall be implemented prior to the occupation and retained thereafter.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the adopted Uttlesford Local Plan 2021-2041 and the Framework.</p>	
		46	<p>Prior to occupation of the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), details of any proposed odour extraction systems for food businesses shall be submitted to the local planning authority for approval.</p> <p>The details provided shall include an odour risk assessment and information on ventilation, odour control and noise control in accordance with the Guidance on the Control of Odour and Noise from commercial Kitchen Exhaust Systems.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the Uttlesford Local Plan 2021-2041 and the Framework.</p>	

		47	<p>Prior to the first occupation of the development hereby approved, details of the hours of operation shall be submitted to and approved in writing by the Local Planning Authority. The units shall thereafter be occupied solely in accordance with the approved details.</p> <p>REASON: To protect the amenities of the occupiers of adjoining properties in accordance with Policies 44, 52 and 52a of the Uttlesford Local Plan 2021-2041.</p>
		48	<p>The development hereby approved shall be constructed in accordance with the details as set out within the Minerals Resource Assessment (MRA) prepared by RPS Group (July 2025) and Waste Infrastructure Impact Assessment (WIIA) prepared by RPS Group (November 2025) unless otherwise agreed in writing by the LPA.</p> <p>REASON: In accordance with Core Policy 33 of the Uttlesford Local Plan 2021-2041, the Essex Mineral Local Plan Policies S8, S9 and S10, Policy 2 of the Essex and Southend-on-Sea Waste Local Plan and the Framework.</p>
			CLIMATE CHANGE AND SUSTAINABILITY
		49	<p>The Reserved Matters application must be accompanied by an Energy Strategy demonstrating how the development will achieve net zero operational carbon in accordance with Core Policy 22 of the Uttlesford Local Plan 2021–2041. The Energy Strategy shall include (but not be limited to):</p> <ul style="list-style-type: none"> • A fabric-first approach to minimising energy demand; • Details of energy efficiency measures; • The incorporation of on-site renewable and/or low carbon energy generation; • A calculation of regulated and unregulated energy use and associated carbon emissions; • Measures to minimise carbon emissions over the lifetime of the development. <p>The development shall be carried out in accordance with the approved Energy Strategy.</p>

			REASON: To ensure that the development achieves net zero operational carbon and complies with Core Policy 22 (Net Zero Operational Carbon Development) of the Uttlesford Local Plan 2021–2041 and the climate change objectives of the Framework.
		50	<p>The Reserved Matters application must be accompanied by an Overheating Strategy that sets out the approach to minimising overheating risk through the application of the cooling hierarchy, having regard to the parameters approved at outline stage, and including overheating modelling in accordance with CIBSE TM59 and the use of future climate scenarios.</p> <p>The development shall thereafter be carried out in accordance with the approved details.</p> <p>REASON: To secure early integration of overheating mitigation in the design process in accordance with Core Policy 23 of the Uttlesford Local Plan 2021–2041 and the Framework</p>
		51	<p>Reserved Matters applications must be accompanied by an Embodied Carbon Strategy which sets out the approach to minimising embodied carbon as far as possible through site layout, material selection and construction, having regard to the parameters approved at outline stage.</p> <p>The Strategy shall include a Whole Life Carbon Assessment demonstrating achievement of the embodied carbon targets set out in Core Policy 24.</p> <p>The development shall thereafter be carried out in accordance with the approved details.</p> <p>REASON: To ensure early integration of embodied carbon reduction measures within the design process in accordance with Core Policy 24 of the Uttlesford Local Plan 2021–2041 and the Framework.</p>
		52	Reserved Matters applications must be accompanied by details demonstrating how the design of the development incorporates measures to ensure the efficient use of

		<p>water and the protection of water resources have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ul style="list-style-type: none"> • measures to minimise potable water consumption, including the incorporation of water efficiency standards; • details of water saving technologies and fittings to be installed within the development; • measures to reduce water demand and promote water reuse, where feasible; • details of how the development will protect groundwater and surface water quality during construction and operation; and • confirmation that the development will achieve a water consumption rate of no more than 90 litres per person per day <p>The development shall be carried out in accordance with the approved details.</p> <p>REASON: To ensure the efficient use of water resources and to protect the water environment in accordance with Policy CP34 of the adopted Uttlesford Local Plan 2021–2041 the Framework.</p>
		MISCELLANEOUS
	53	<p>Prior to the works above slab level, for the relevant phase, plot or development zone (or other stage of development as may be agreed in writing with the LPA), details of how the development will target the relevant 'Secure By Design' (commercial) accreditation principles and objections shall be submitted to and approved in writing by the Local Planning Authority in consultation with Essex Police Designated Out Crime Officers.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>REASON: In accordance with the Uttlesford District-Wide Design Code (July 2024); the Secured by Design Non-Residential (Commercial) Guide (2025) and the Framework.</p>

		54	<p>Prior to the submission of any reserved matters pursuant to Condition 1, a Health Impact Assessment (HIA) and details of on-site amenity/staff welfare provisions shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>REASON: To reduce health inequalities and enhance the well-being of occupants of the development and in accordance with Core Policy 66 of the adopted Uttlesford Local Plan 2021–2041 (2026) and the Framework.</p>	
5	<p>UTT/25/1568/DFO Land South of Radwinter Road, SAFFRON WALDEN</p>	<p>Description of development to be changed to reflect delegated approval of the S73 outline application (UTT/25/1463/FUL). New description as follows:</p> <p>“Submission of reserved matters following outline application UTT/25/1463/FUL - details of appearance, landscaping, layout and scale for 233 dwellings with associated works.”</p> <p>Highway Authority consultation response received 30/03/2026:</p> <p>“Please could we keep the conditions as recommended on UTT/25/1568/DFO – they’ve added the new connection as per the parameter plan, but haven’t dealt with the east-west cycle route arriving at the spine road to be met with a bank of cycle stands to access the shared footway/cycleway (as well as no hard-standing across the grass verge to make the onward connection).”</p> <p>Officer response: All of the Highway Authority conditions previously recommended have been included.</p> <p>The consultation response from MAG airports dated 3rd March 2026 provided a holding objection until confirmation was received that the flood attenuation ponds provided would not contain islands. The case officer has responded to MAG airports by email to confirm that the attenuation ponds will not contain islands and that a condition has been imposed to prevent this as follows:</p> <p>During construction and in perpetuity, robust measures shall be taken to prevent species of birds that are hazardous to aircraft being attracted to the site. The design of the flood attenuation basins must not include any island features in order to help prevent feral geese breeding at the site.</p>		

		<p>REASON: To prevent any increase in the number of hazardous birds safeguard birds in the vicinity of Stansted Airport (STN) that would increase the risk of a Birdstrike to aircraft, in accordance with the safeguarding requirements of Stansted Airport and Policy GEN2 and GEN4 of the Uttlesford Local Plan (2005).</p> <p>MAG Airports have not responded.</p>
6	<p>UTT/25/1929/OP Land North of Garnetts Lane, Stebbing Road, FELSTED</p>	<p>Conditions are revised to the following:</p> <p>1. Approval of the details of layout, scale, landscaping and appearance (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.</p> <p>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.</p> <p>6. Vehicular access: prior to occupation of the development, the provision of an access formed at right angles to Stebbing Road, as shown in principle on drawing no. JTP-993-DR1 Rev C (Proposed Access and Visibility) to include but not limited to: minimum 5.5 metre carriageway width with appropriate radii to accommodate the swept path of vehicles regularly using the site access; 2 x 2 metre wide footways; clear to ground visibility splays with dimensions of 2.4 metres by 70 metres to the east and 2.4 metres by 94 metres to the west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the road junction is first used by vehicular traffic and retained free of any obstruction at all times.</p> <p>REASON: to ensure that vehicles can enter and leave the highway in a controlled manner in forward gear with adequate inter-visibility between vehicles using the access and those in the existing public highway in the interest of highway safety in accordance with policy DM1 of the Development Management Policies as adopted as County Council Supplementary Guidance. In accordance with Core policies 26, 27 and 28 of the Uttlesford Local Plan (2021-2041), and the NPPF.</p> <p>7. Highway works: prior to occupation of the development, the following highway works, as shown indicatively on drawing nos. JTP-993-DR2 Rev C (Junction and Pedestrian Improvements), JTP-993-</p>

		<p>DR3 Rev C (Transport and Infrastructure Proposals), JTP-993-DR4 Rev C (Junction Detail) and JTP-993-DR3 (Proposed Passing Bay) and JTP-993-DR4 (Proposed Passing Bay) (note: duplicate drawing numbers – the latter two plans are contained within Appendix C of the Route Appraisal Report RA 993) to be provided entirely at the developer’s expense:</p> <ul style="list-style-type: none"> a) Widening of Stebbing Road to 5.5m from the junction with Garnetts Lane to the proposed site access b) Widening of the carriageway on the bend of Garnetts Lane/Stebbing Road c) Footway (minimum width 2m) to be provided along the northern carriageway edge from the proposed site access eastwards to the water tower access d) Footway (minimum width 2m) to be provided along the southern carriageway edge of Garnetts Lane from the junction with Stebbing Road to a point approximately opposite number 1 Garnetts Lane e) Footway (minimum width 2m) to be provided along the eastern carriageway edge of Stebbing Road to tie-in to existing provision south of Stebbing Road f) Dropped-kerb pedestrian crossing point where Stebbing Road becomes Garnetts Lane, close to the access of the water tower, with adequate visibility splays as shown g) Dropped-kerb pedestrian crossing point on Garnetts Lane approximately outside number 1 Garnetts Lane to tie into existing provision h) Dropped-kerb pedestrian crossing points at Players Court and at each of the car park accesses along the east side of Stebbing Road i) 2no. proposed passing bays on Stebbing Road to provide 5.5m width for vehicles to pass. <p>REASON: to make adequate provision within the highway for vehicular and pedestrian access in the interests of highway safety, reducing the need to travel by car and promoting sustainable development and transport in accordance with policies DM1 and DM9 of the Highway Authority’s Development Management Policies. In accordance with Core policies 26, 27 and 28 of the Uttlesford Local Plan (2021-2041), and the NPPF.</p> <p>Public Rights of Way: the public’s rights and ease of passage over public footpaths 10 and footpath 13 (Felsted 15) shall be maintained free and unobstructed at all times. All new planting shall be set-back 3m from the definitive route of each of the public footpaths, unless approved otherwise under Reserved Matters.</p> <p>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 as adopted as County Council Supplementary Guidance.</p>
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		<p>23. The Reserved Matters application must be accompanied by an Energy Strategy demonstrating how the development will achieve net zero operational carbon in accordance with Core Policy 22 of the Uttlesford Local Plan 2021–2041. The Energy Strategy shall include (but not be limited to):</p> <ul style="list-style-type: none"> A fabric-first approach to minimising energy demand; Details of energy efficiency measures; The incorporation of on-site renewable and/or low carbon energy generation; A calculation of regulated and unregulated energy use and associated carbon emissions; Measures to minimise carbon emissions over the lifetime of the development. <p>The development shall be carried out in accordance with the approved Energy Strategy.</p> <p>REASON: To ensure that the development achieves net zero operational carbon and complies with Core Policy 22 (Net Zero Operational Carbon Development) of the Uttlesford Local Plan 2021–2041 and the climate change objectives of the NPPF.</p> <p>24. The Reserved Matters application must be accompanied by an Overheating Strategy that sets out the approach to minimising overheating risk through the application of the cooling hierarchy, having regard to the parameters approved at outline stage, and including overheating modelling in accordance with CIBSE TM59 and the use of future climate scenarios.</p> <p>The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To secure early integration of overheating mitigation in the design process in accordance with Core Policy 23 of the Uttlesford Local Plan 2021–2041.</p> <p>25. Reserved Matters applications must be accompanied by an Embodied Carbon Strategy which sets out the approach to minimising embodied carbon as far as possible through site layout, material selection and construction, having regard to the parameters approved at outline stage.</p> <p>The Strategy shall include a Whole Life Carbon Assessment demonstrating achievement of the embodied carbon targets set out in Core Policy 24.</p> <p>The development shall thereafter be carried out in accordance with the approved details.</p>
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		<p>Reason: To ensure early integration of embodied carbon reduction measures within the design process in accordance with Core Policy 24 of the Uttlesford Local Plan 2021–2041.</p> <p>26. Reserved Matters applications must be accompanied by details demonstrating how the design of the development incorporates measures to ensure the efficient use of water and the protection of water resources have been submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <p>measures to minimise potable water consumption, including the incorporation of water efficiency standards;</p> <p>details of water saving technologies and fittings to be installed within the development;</p> <p>measures to reduce water demand and promote water reuse, where feasible;</p> <p>details of how the development will protect groundwater and surface water quality during construction and operation; and</p> <p>confirmation that the development will achieve a water consumption rate of no more than 90 litres per person per day</p> <p>The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the efficient use of water resources and to protect the water environment in accordance with Policy CP34 of the Uttlesford Local Plan (2021–2041).</p> <hr/> <p>Provision of 5% wheelchair accessible and adaptable dwellings (M4(3) – Building Regulations 2010 to be made a condition and removed from S106 HoTs.</p>
7	<p>UTT/25/2498/OP Land North of Rayne Road, Bannister Green, FELSTED</p>	-
8	<p>UTT/25/2404/FUL</p>	<p>The following condition is added in Section 17 of the officer’s report:</p> <p>33. No development above ground floor slab level shall commence until all the following has been submitted to and approved in writing by the Local Planning Authority:</p>

	Land at Hill Green, Wicken Road, CLAVERING	<p>a) An Energy Assessment to demonstrate that all new dwellings hereby approved will be net zero carbon in operation through their compliance with requirements 1 to 5 as set out in Core Policy 22 of the Uttlesford Local Plan 2021-2041 (adopted 2026, hereafter LP).</p> <p>b) A Climate Change & Sustainability Statement to demonstrate how the cooling hierarchy has been integrated into the design of the dwellings hereby approved to minimise the overheating risk, using passive and, if necessary, mechanical measures to ensure comfortable internal temperatures, in accordance with Core Policy 23 of the LP.</p> <p>c) A Climate Change & Sustainability Statement to demonstrate reduced embodied carbon for the buildings hereby approved through material selection, construction methods, and waste minimization, in accordance with Core Policy 24 of the LP.</p> <p>The approved Energy Assessment and Climate Change & Sustainability Statement shall thereafter be implemented in full, and a verification report confirming compliance shall be submitted within six months of first occupation or phase of the development.</p> <p>REASON: To ensure that the development complies with Core Policies 1, 22, 23, 24 of the adopted Uttlesford Local Plan 2021-2041 (2026) and contributes to the reduction of greenhouse gas emissions, delivering sustainable, low-carbon, and climate-resilient homes in accordance with the Council's strategy to address climate change, and the National Planning Policy Framework (2024).</p>
		Condition 2 in Section 17 of the officer's report shall be amended to replace the reference to the 2005 Local Plan by the adopted Uttlesford Local Plan 2021-2041 (2026).
		<p>In response to comments from a neighbouring party, Place Services Ecology was asked by the case officer and provided the following comments:</p> <p><i>"We lifted the holding objection as the adjacent ditches were both associated with hedgerows/lines of trees, which means they don't need to be included in the watercourse baseline as they technically classify as hedgerow units. So yes, our previous no objection response still stands despite the ditches holding water"</i>.</p>
		An additional representation from a neighbouring party was received after the officer's report was drafted in response to the latest response from the Lead Local Flood Authority (LLFA), regarding flood risk concerns and concerns about public health from potential sewage overflow. The LLFA and Thames Water however raised no objections.
9	UTT/26/0385/FUL Rosemary Cottage, Causeway End Road, FELSTED	<p><u>Additional supplementary drawing received:</u></p> <p>A 'Comparison Plan (drawing no. 2025-962-C01)' was submitted and uploaded publicly to the LPA's planning portal on 1st April 2026. These provide a visualisation of the proposed development compared</p>

		<p>with the previously refused design on the site (UTT/25/1900/FUL). These have been submitted to support the presentation of the application at Planning Committee.</p> <p><u>New condition:</u></p> <p>The following condition is added in Section 17 of the officer's report:</p> <p>19. No development above ground floor slab level shall commence until all the following has been submitted to and approved in writing by the Local Planning Authority:</p> <p>a) An Energy Assessment to demonstrate that the 1no. dwelling hereby approved will be net zero carbon in operation through their compliance with requirements 1 to 5 as set out in Core Policy 22 of the Uttlesford Local Plan 2021-2041 (adopted 2026, hereafter LP).</p> <p>b) A Climate Change & Sustainability Statement to demonstrate how the cooling hierarchy has been integrated into the design of the dwelling hereby approved to minimise the overheating risk, using passive and, if necessary, mechanical measures to ensure comfortable internal temperatures, in accordance with Core Policy 23 of the LP.</p> <p>c) A Climate Change & Sustainability Statement to demonstrate reduced embodied carbon for the building hereby approved through material selection, construction methods, and waste minimization, in accordance with Core Policy 24 of the LP.</p> <p>The approved Energy Assessment and Climate Change & Sustainability Statement shall thereafter be implemented in full, and a verification report confirming compliance shall be submitted within six months of first occupation or phase of the development.</p> <p>REASON: To ensure that the development complies with Core Policies 1, 22, 23, 24 of the adopted Uttlesford Local Plan 2021-2041 (2026) and contributes to the reduction of greenhouse gas emissions, delivering sustainable, low-carbon, and climate-resilient homes in accordance with the Council's strategy to address climate change, and the National Planning Policy Framework (2024).</p>
10	<p>UTT/25/3444/TPO Open Space, Lukens Drive, GREAT DUNMOW</p>	NONE
11	<p>UTT/26/0148/TPO</p>	NONE

	Home Pastures, HATFIELD HEATH	
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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.