



14th August 2024

Chris Tyler
Uttlesford District Council
London Road
Saffron Walden
CB11 4ER

By email only

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

Application: UTT/24/1732/PINS
PINS Reference: S62A/2024/0051
Location: Land To The West Of Thaxted Road Saffron Walden Essex
Proposal: Consultation on S62A/2024/0051 - Approval of reserved matters following outline approval for the erection of 168 dwellings with associated landscaping and parking pursuant to application S62A/2022/0014

Dear Chris,

Thank you for consulting Place Services on the above application.

No ecological objection	X
Recommend approval subject to attached conditions	
Further information required/Temporary holding objection	
Recommend Refusal	

Summary

We have reviewed the Hard Landscape Proposals, Drawing 1 of 2, drawing no. L21041.03.0 Rev C (DCA Landscape, May 2024), Hard Landscape Proposals, Drawing 2 of 2, drawing no. L21041.04.0 Rev D (DCA Landscape, January 2024), Site Layout Plan, drawing no. 23 0067-1 Rev P (Chase New Homes, May 2024), Arboricultural Impact Assessment Rev B (Tyler Grange, July 2024), Soft Landscape Proposals Drawing 1 of 2, drawing no. L21041.01.0 Rev G (DCA Landscape, May 2024) and Soft Landscape Proposals Drawing 2 of 2, drawing no. L21041.02.0 Rev E (DCA Landscape, January 2024).

We are satisfied that there is sufficient ecological information available for determination of this application.



It is noted that a number of ecology-related conditions were also secured as part of the Outline Application (S62A/2022/0014). The Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity), a Farmland Bird Mitigation Strategy, a Biodiversity Net Gain Design Stage Report, a wildlife sensitive lighting strategy and a Bird Hazard Management Plan have all been submitted and discharged in full. A Landscape and Ecological Management Plan (LEMP) was also secured as part of the Outline Application, we look forward to reviewing this LEMP when submitted.

Please contact us with any queries.

Yours sincerely,

Ella Gibbs ACIEEM BSc (Hons)

Senior Ecological Consultant



Place Services provide ecological advice on behalf of Uttlesford District Council

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