

Montare LLP

Land West of High Street, Stebbing, Essex

SLR Project No.: 425.065369.00001

10 January 2025

Revision: 1.1

TECHNICAL NOTE – ECOLOGY

1.0 Introduction

General

- 1.1 SLR Consulting Ltd ('SLR') has been appointed by Montare LLP ('the Applicant') to provide transport planning advice for an application at the Land to the West of High Street in Stebbing, Essex ('the Site').
- 1.2 The Site is located within Uttlesford District Council's (UDC) remit as Local Planning Authority and within Essex County Council's (ECC) remit as highway authority.

Planning Summary

- 1.3 The Site has previously been the subject of a planning application (UTT/23/2496/FUL) for:

'Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots) and local affordable employment unit/flexible community space; provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility).'
- 1.4 That application was ultimately unsuccessful, but it is noted that there were no reasons for refusal relating to ecology matters. UDC (with Place Services as the Council's ecological consultant) found the proposals acceptable with the introduction of seven planning conditions (Appendix A). The application had an Officer recommendation for approval.
- 1.5 Over the course of the previous application there were several pre-application discussions with UDC, and consultation responses from Place Services.
- 1.6 The Applicant undertook extensive post-submission engagement with each party in order to address any concerns that arose.

- 1.7 UDC noted in its Committee Report (paras. 14.9.3 and 14.9.4) for the previous application that:

'No objections have been raised subject to the imposition of conditions regarding:

- The development shall be in accordance with the submitted ecology appraisal,*
- Submission and approval of natural England License,*
- Submission and approval of Environmental Management Plan,*
- Reptile Mitigation strategy,*
- Lighting Scheme.*

Subject to the imposition of conditions it is considered the proposed development will not have a harmful impact on protected species or biodiversity and is in accordance with Policies GEN7, ENV8.'

Proposed Development

- 1.8 The current application is being submitted under S62A of the Town and Country Planning Act (1990). The Proposed Development comprises a minor change from the previous application, namely the removal of the previous '*local affordable employment unit/flexible community space*'. The development description is now:

'Erection of 28 residential dwellings (comprising 14 affordable and 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility).'

Document Purpose

- 1.9 As the Proposed Development is slightly reduced in scale from the previous application, this Technical Note provides a summary of the information submitted to UDC (and Place Services) that culminated in the authority's positive decision.
- 1.10 This Note therefore collates the previously submitted information and notes that the previously submitted data, drawings, reports and conclusions are satisfactory to assess the Proposed Development.

Document Structure

- 1.11 Following this Introduction, the Technical Note is structured as follows:
- Section 2: Summary of Ecological Documentation Policy Framework;
 - Section 3: Summary.



2.0 Summary of Ecological Documentation

Previous Submission

- 2.1 The schedule below (Table 1) summarises the documents and responses submitted for the previous application (UTT/23/2496/FUL). The summary is presented in timeline order, from original submission to receipt of Place Services' recommendation for approval (subject to conditions).

Proposed Development

- 2.2 As noted above, the Proposed Development is slightly reduced in scale due to the removal of the previous '*local affordable employment unit/flexible community space*'. The space previously occupied by the community space will instead be provided as grassed landscape.
- 2.3 The majority of the previous submission's documentation are relevant to the current Proposed Development submission.
- 2.4 They should be read alongside the following updated drawings prepared by Alisdair Downie Studio, Austin Design Works and Tim Moya Associates.
- 2.5 For information, the Biodiversity Net Gain metrics have been updated by Tim Moya Associates following the removal of the previous '*local affordable employment unit/flexible community space*'. The results are presented in the submitted information, and summarised below:
- The development is estimated to result in a Biodiversity Net Gain of **+17.37% (+7.97 biodiversity units)**.
 - Hedgerow units have a net gain of **180.21% (+6.86 hedgerow units)**.
 - Water courses have a net gain of **35.52% (+0.60 watercourse units)**.



Table 1: Timeline & Status – Previously Submitted Documents and Responses

Uploaded	Applicant Submission				UDC / Place Services			Appendix
	Document	Reference	Company	Purpose	Document	Outcome	Position	
06/10/23	Biodiversity Checklist	-	Magenta Planning	Original Submission	-	-	-	B
	Tree Quality Survey, Implications Assessment & Arboricultural Method Statement to BS5837:2012	2206LAS (June 2022)	Austin Design Works	Original Submission	-	-	-	
06/10/23	Tree Quality Survey	TR01.1	Austin Design Works	Original Submission	-	-	-	C
		TR01.2						
	Tree Constraints Plan	TR02.1A						
		TR02.2A						
	Tree Protection Plan	TR03.1A						
		TR03.2A						
06/10/23	Landscape Masterplan for North Field (A&B)	SD 200	Austin Design Works	Original Submission	-	-	-	D
	Landscape Masterplan for South Field (C&D)	SD 201	Austin Design Works					
	Proposed Planting Plan and Schedules for North field (A&B)	GA 600	Austin Design Works					
	Proposed Planting Plan and Schedules for South field (C&D)	GA 601	Austin Design Works					
06/10/23	Landscape Design & Biodiversity Enhancement	(19/09/2023)	Austin Design Works	Original Submission	-	-	-	E



Uploaded	Applicant Submission				UDC / Place Services			Appendix
	Document	Reference	Company	Purpose	Document	Outcome	Position	
06/10/23	Proposed Masterplan	21202_DR_020	Alistair Downie Studio	Original Submission (superseded by current application)	-	-	-	F
06/10/23	Preliminary Ecological Appraisal	V1 (Sept 2021)	Hybrid Ecology	Original Submission (BNG Assessment superseded by current application)	-	-	-	G
	Reptile Survey	119321_1.0	MKA Ecology					
	Update Ecological Site Walkover	04/08/2023	Tim Moya Associates					
	Biodiversity Net Gain Assessment	230654-ED-02	Tim Moya Associates					
	Ground Level Tree Assessment Technical Note	25 November 2022	MKA Ecology					
	Great crested newt environmental DNA surveys	119321 (05/08/2022)	MKA Ecology					
	National Vegetation Classification Survey	V1.0 Nov 2022	MKA Ecology					
01/11/23	-	-	-	-	NS&SRV Response	Objection (Condition Required)	Resolved with Condition	H
					NS&SRV – Map of Bran End			
					NS&SRV – Map of The Downs			



Uploaded	Applicant Submission				UDC / Place Services			Appendix
	Document	Reference	Company	Purpose	Document	Outcome	Position	
21/12/23	-	-	-	-	Place Services – Ecology	Holding Objection	Information Required	I
10/04/24	Addendum Ecological Response	425.065369.00001.0001 (14/03/24)	SLR Consulting	Response to Place Services				J
03-10/04/24	Great Crested Newt Impact Assessment and Conservation Payment Certificate	-	Natural England	Confirmation	-	-	-	K
10/04/24	Natural England Email							
	Natural England Appendix 3 Map							
	Natural England Cert Payment							
15/04/24	Signed Natural England License							
15/04/24	Addendum Ecological Response	425.065369.00001.0001 (15/04/24)	SLR Consulting	Update to Place Services – GCN licence, Bats, Reptiles, habitats	-	-	-	L
15/04/24	-	-	-	-	Place Services – Ecology (12/04/24)	Holding Objection	Further Information	M
17/05/24	-	-	-	-	Place Services – Ecology (16/05/24)	Holding Objection	Further Information	



Uploaded	Applicant Submission				UDC / Place Services			Appendix
	Document	Reference	Company	Purpose	Document	Outcome	Position	
20/06/24	Addendum Ecological Response – Tree Bat PRFs	425.065369.00001.0001 (19/06/24)	SLR Consulting	Clarifications, and results of Potential Roost Feature (PRF) inspection	-	-	-	N
17/07/24	-	-	-	-	Place Services Ecology - Revised Response	Holding Objection	All matters accepted except Priority Habitat (Hedgerow)	O
30/07/24	Hedgerow Mitigation	2203SM-240726	Austin Design Works	Final Clarification	-	-	-	P
	Hedgerow Mitigation Plans	GA604						
13/08/24	-	-	-	-	Place Services Ecology - Comments	Approval	Subject to Conditions	Q
10/01/25	Biodiversity Net Gain Assessment	230654-ED-02a	Tim Moya Associates	Updated BNG calculations	-	-	-	R



3.0 Summary

- 3.1 The Applicant confirms that applying the same ecology conditions as the previous application is considered appropriate, and remains willing to discuss any matters arising.



Appendix A



Appendix B



Appendix C



Appendix D



Appendix E



Appendix F



Appendix G



Appendix H



Appendix I



Appendix J



Appendix K



Appendix L



Appendix M



Appendix N



Appendix O



Appendix P



Appendix Q



Appendix R



