



17th February 2025

██████████
Uttlesford District Council

By email only

Thank you for requesting advice on this reserved matters 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.

Uttlesford App. Ref.: UTT/25/0101/PINS
PINS App. Ref: S62A/2024/0075
Location: Land North Of Knight Park Thaxted Road Saffron Walden Essex
Proposal: Consultation on S62A/2024/0075 - Reserved matters (appearance, landscaping, layout and scale); pursuant to outline planning permission ref: S62A/2023/0031 for the erection of up to 55 dwellings, associated landscaping and open space, with access from Knight Park

Dear ██████████,

Thank you for consulting Place Services on the above reserved matters application.

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

Summary

We have reviewed the submitted documents including the Landscape Management Plan (Vistry Group) and Landscape Strategy, drawing no. E0027_L_XX_PL_001 Rev PL3 (Vistry Group, December 2024).

We are satisfied that there is sufficient ecological information available to support determination of this application. In addition, we support the planting specifications and schedules outlined within the Landscape Strategy and the aftercare measures set out within the Landscape Management Plan.

A Construction Environmental Management Plan (CEMP: Biodiversity) was secured by a condition of the outline consent UTT/23/3112/PINS. This condition is yet to be discharged. Therefore, we look forward to reviewing the documents to discharge this condition prior to commencement.



Please contact us with any queries.

Yours sincerely,

Ella Gibbs MCIEM 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.