

Late List –Planning Committee 09/04/2025

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
-------------	------------------------------	---------

	<p>UTT/25/0151/PINS Land West of High Street, STEBBING</p>	<p>The applicant has provided additional information, BNG Assessment, BNG Matrix in order to resolve the ecology holding objection, these have been submitted to PINs and also the ECC Place Services (Ecology) have been re-consulted.</p> <p>Comments include:</p> <p><u>Mandatory Biodiversity Net Gains</u> The holding objection requires that the BNG assessment information is set out within the Statutory Metric calculation tool rather than the previous Metric 4.0 calculation tool. TMA are currently working to convert the BNG calculation into the Statutory Metric calculation tool and make the necessary changes to the formal BNG assessment report for submission in support of the planning application. Habitat Management and Monitoring Plan (HMMP)</p> <p>As part of the holding objection Place Services have also requested that a Habitat Management and Monitoring Plan (HMMP) is provided. Whilst this document is required as part of the obligations to fulfill the legislative requirements in our experience the local planning authority are normally satisfied to secure the production of this document via an appropriate planning condition. Given the timescales for submission of the planning application, production of the HMMP to accompany the planning application is not feasible. Taking these factors into account we believe the provision of the HMMP can be conditioned without compromising the legislative requirements of the BNG process.</p> <p>Further ecological works to be secured via planning conditions. There are also a number of other elements of ecological work that Place Services mention should be secured via planning condition these include:</p> <ul style="list-style-type: none"> • District Level Licencing for great crested newts – Place Services have recommended securing a copy the DLL via planning condition. This is a standard practice and ensures that appropriate mitigation is in place to address the constraints associated with GCN. • Precautionary Working Method Statement (PWMS) – While I don't have copies of the reports written by SLR Consulting Ltd the production of a PWMS is a reasonable recommendation given that trees with features classified as PRF-I are present on site.
--	---	--

		<ul style="list-style-type: none"> • Bat-sensitive lighting plan – Given the scale of the development and the nature of the habitats both within the site and the wider landscape a bat sensitive lighting is a standard recommendation. • Reptile Mitigation Strategy/Translocation – As a low population of grass snake and slow worm has been found on site a reptile mitigation strategy would be required, and this usually involves a translocation. • CEMP - Given the scale of the development and the nature of the habitats both within the site and the wider landscape the production of a CEMP is a standard recommendation.
		<p>Paragraph 2.3- correction</p> <p>Between the two separate sections of land is Stebbing Park and a Schedule Monument (The Mount: a motte castle in Stebbing Park). The nearby by property of Stebbing Park is a grade II* Listed building and to the south of the site is the Conservation Area. There are also a number of public footpaths throughout the site.</p>
	<p>UTT/24/2242/OP Land West of Station Road, Takeley HATFIELD BROAD OAK</p>	<p>The applicant has submitted a Transport Technical Overview that summarises the highway proposals and provides commentary in relation to Takeley Parish Council's detailed comments.</p> <p>This document does not provide any new information. It clarifies the proposals in the context of the conditions requested by ECC Highways and the comments submitted by Takeley Parish, in order to provide clarity and assurance to members.</p> <p>Paragraph 14.4.20 of the Committee Report should read:</p> <p>The allowance of land for early years education would provide jobs for those in the community, supporting local economic activity, as well as additional school places for young children of both existing residents and future occupiers. In line with paragraph 100 of the NPPF, great weight should be attributed to proposals that acknowledge and create space for early years places. measures proposed.</p>