



UTTLESFORD DISTRICT COUNCIL

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Thursday 26th May 2022

&
Daniel@Rosconngroup.com

Your ref: - APP/C1570/W/22/3296426

Our ref: UTT/21/2509/OP

Please ask for Maria Shoesmith on 01799 510556
email: mshoesmith@uttlesford.gov.uk

Re: Planning Appeal at Land South of Radwinter Road (East of Griffin Place)

Dear Sirs

I write with regards to the Ecology reason for refusal relating to the above application and current appeal. Since the letter of 2 March 2022, a letter has been received dated 25 May 2022, from ECC Ecology providing revised comments on the application. The letter advises there are now no objections subject to securing biodiversity mitigation and enhancement measures by conditions and possibly by s.106 planning obligation. The consultee further advises, "*we are now satisfied that there is sufficient ecological information available for determination of this application. This provides certainty for the LPA of the likely impacts on designated sites, protected and Priority species & habitats and, with appropriate mitigation measures secured, the development can be made acceptable.*" The senior ecologist has explained in the letter that 5 planning conditions are required (or to be secured by s.106 planning obligation if relevant land is not in the Appellants' control) and these are:

- Action required in accordance with ecological appraisal recommendations.
- Concurrent with reserved matters prior to commencement – farmland bird mitigation strategy.
- Concurrent with reserved matters prior to any works above slab level: biodiversity enhancement strategy.
- Concurrent with reserved matters prior to occupation; landscape and ecological management plan.
- Concurrent with reserved matters prior to occupation; wildlife sensitive lighting design scheme.

The full text of the suggested conditions is in the letter of 25 March 2022.

Therefore, the Council confirms that this reason for refusal is no longer pursued, as it can now be dealt with by condition (or s.106 planning obligation if the relevant land is not in the Appellants' control), and that subject to the imposition of these 5 planning

conditions/securing anything that cannot be secured by condition by s.106 planning obligation, the Council **withdraws** this reason for refusal.

Yours Faithfully

A handwritten signature in black ink, appearing to read 'M. Shoesmith', with a stylized flourish at the end.

Maria Shoesmith
Development Management Team Leader