

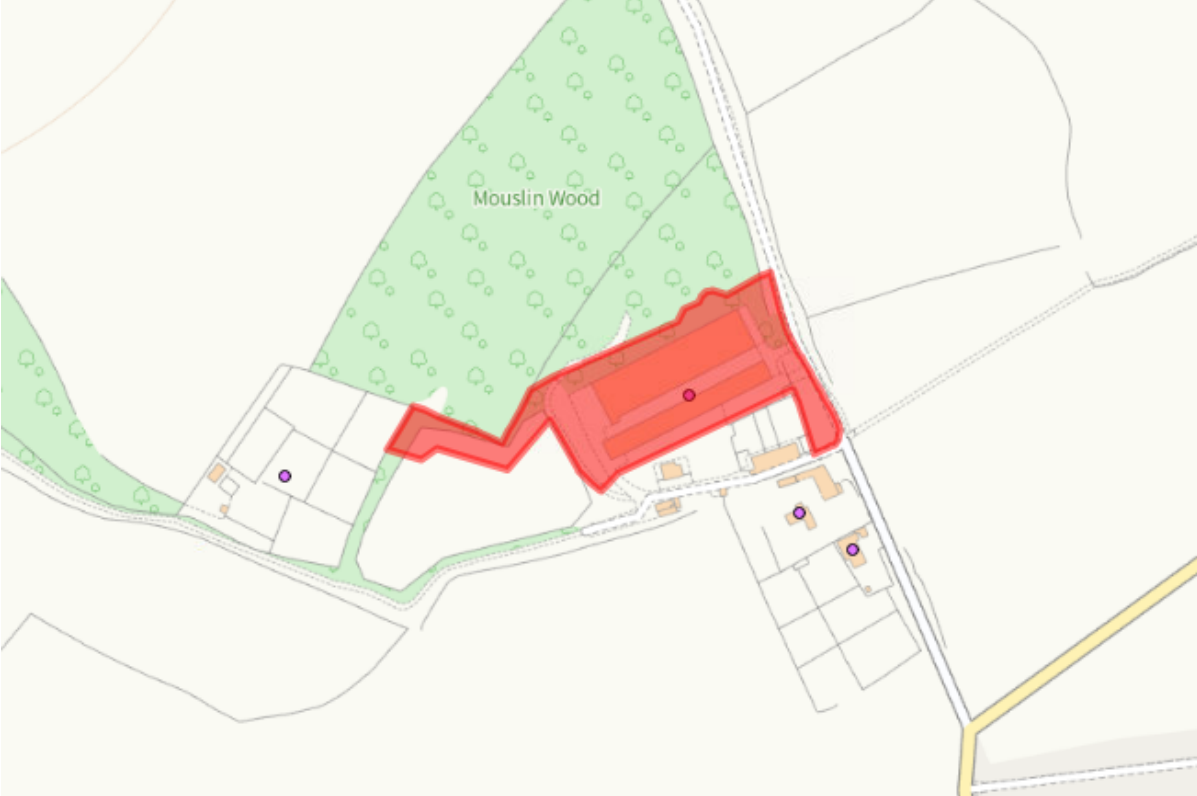
**ITEM NUMBER:** 8

**PLANNING COMMITTEE DATE:** 10 June 2026

**REFERENCE NUMBER:** UTT/25/3313/FUL

**LOCATION:** Badcock Farm  
Saling Road  
Stebbing  
Dunmow  
Essex  
CM6 3TD

**SITE LOCATION PLAN:**



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Organisation: Uttlesford District Council      Date: 18 May 2026**

**PROPOSAL:** Removal of existing livestock building. New livestock building and surface water attenuation pond.

**APPLICANT:** GST Ltd

**AGENT:** Mr Andrew Clarke

**EXPIRY DATE:** 25.06.2026

**EOT EXPIRY DATE:**

**CASE OFFICER:** Mark Sawyers

**NOTATION:** Important Woodlands - Area Name: MOUSLIN WOOD, STEBBING  
County Wildlife Sites - Location: MOUSLIN WOOD, STEBBING  
Road Classification - Road Name: Badcocks Farm - Road Number: 3004 (Unclassified)  
Mineral Safeguarding Area - Description: Sand/Gravel  
Within 100m of Local Wildlife Site - Location: MOUSLIN WOOD, STEBBING (Site No: Ufd279)  
Within 250m of Ancient Woodland - Location: MOUSLIN WOOD, STEBBING  
Within 250m of Local Wildlife Site - Location: MOUSLIN WOOD

**REASON THIS APPLICATION IS ON THE AGENDA:** Major Application

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## **1. EXECUTIVE SUMMARY**

**1.1** This application seeks full planning permission for the demolition of an existing livestock (poultry) building and the erection of a replacement building, together with a surface water attenuation pond and associated drainage infrastructure at Badcock Farm, Stebbing. The proposal relates to an established agricultural holding within the countryside.

**1.2** The development represents the modernisation of an existing rural enterprise. The replacement building, although larger in footprint, would be sited within the established farmstead and would not introduce a new or intensified use. The proposal is therefore acceptable in principle and supports the continued viability of the farm and rural economy.

- 1.3 Having regard to the evidence submitted and consultee responses, the proposal is not considered to give rise to any significant adverse impacts.
- 1.4 While the replacement building would be larger than the existing structure, its siting within the established farmstead and the presence of intervening buildings and vegetation are such that any additional visual presence would be limited and would not result in demonstrable harm to landscape character, the setting of nearby heritage assets, or residential amenity
- 1.5 The proposal delivers environmental benefits, including improved surface water management via a Sustainable Drainage System and measurable biodiversity net gain. When assessed against the Development Plan and the NPPF, the proposal represents sustainable development. Approval is recommended subject to conditions.

## 2. **RECOMMENDATION**

|  |
|--|
| That the Strategic Director of Planning be authorised to <b>GRANT</b> permission for the development subject to those items set out in section 17 of this report -<br>Conditions |
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## 3. **SITE LOCATION AND DESCRIPTION:**

- 3.1 The application site forms part of Badcock Farm, a long-established agricultural holding located to the north-east of the village of Stebbing within a rural area of the Uttlesford District. The site lies within the open countryside for planning policy purposes.
- 3.2 The farmstead comprises a cluster of existing agricultural buildings arranged around a working yard, together with areas of hardstanding used for access and manoeuvring of agricultural vehicles. The site has been in continuous use for poultry production for a significant period, with livestock buildings forming an established component of the farm's operational infrastructure.
- 3.3 The site is accessed via an established farm access connecting to the surrounding rural road network. This access serves the wider agricultural holding and accommodates vehicles associated with the ongoing farm operation.
- 3.4 In terms of topography, the site is relatively level, with some localised variations that influence surface water runoff. The wider landscape is typical of the Uttlesford countryside, characterised by open farmland interspersed with woodland blocks, hedgerows and sporadic built development associated with agricultural uses.

## 4. **PROPOSAL**

- 4.1 The application seeks full planning permission for the demolition of an existing livestock (poultry) building and the erection of a replacement livestock building, together with the creation of an associated surface water attenuation pond and drainage infrastructure at Badcock Farm.
- 4.2 The proposed building would be sited in broadly the same location as the existing structure within the established farmyard complex. It would comprise a single-storey, purpose-built agricultural building designed to accommodate poultry, with a larger footprint than the existing building to reflect modern operational requirements. The building would be constructed using typical agricultural materials, including steel framing and metal cladding.
- 4.3 The proposal also includes the installation of a Sustainable Drainage System (SuDS), incorporating:
- A new attenuation pond located to the east of the building;
  - Perimeter drainage infrastructure (including French drains); and
  - Controlled discharge to the existing drainage network.
- 4.4 The proposal would utilise the existing access arrangements to the site, with no alterations proposed to the access or wider highway network. The use of the site would remain agricultural in nature, with no change of use proposed.
- 4.5 The application is supported by the following documentation:
- BNG Metric
  - Ecological Walkover
  - Flood Risk Assessment
  - Planning, Design and Access Statement
  - Transport Assessment
  - Waste Management Scheme

**5. ENVIRONMENTAL IMPACT ASSESSMENT**

- 5.1 The development does not constitute 'EIA development' for the purposes of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

**6. RELEVANT SITE HISTORY**

|     |             |                                       |                          |               |
|-----|-------------|---------------------------------------|--------------------------|---------------|
| 6.1 | DUN/0189/73 | Erection of two poultry rearing units | Approved with Conditions | 2nd July 1973 |
|-----|-------------|---------------------------------------|--------------------------|---------------|

**7. PRE-APPLICATION ADVICE AND/OR COMMUNITY CONSULTATION**

- 7.1 There has not been any pre app advice and to the LPA's knowledge there has not been a consultation exercise carried out by the applicant

in accordance best practice and the Statement of Community Involvement.

## **8. SUMMARY OF STATUTORY CONSULTEE RESPONSES**

### **8.1 Highways Authority - (NO OBJECTION)**

8.1.1 Consultation comments are attached to Appendix 1

### **8.2 Local Lead Flood Authority - (NO RESPONSE)**

8.2.1 No response to consultation at time of report being written.

## **9. PARISH COUNCIL COMMENTS**

9.1 No response to consultation at time of report being written.

## **10. CONSULTEE RESPONSES**

### **10.1 UDC Environmental Health - (NO OBJECTION)**

10.1.1 No objection subject to conditions. Environmental Health note that the proposal is effectively a replacement building within an established agricultural use and is not expected to give rise to additional operational impacts in terms of noise, odour or air quality.

10.1.2 Conditions are recommended in respect of:

- A Demolition Method Statement and Environmental Management Plan;
- A Construction Environmental Management Plan (covering noise, dust and lighting); and
- Provision of electric vehicle charging infrastructure.

### **10.2 Place Services (Ecology) - (NO OBJECTION)**

10.2.1 No objection subject to conditions. The ecologist confirms that sufficient ecological information has been submitted to determine the application and that, with appropriate mitigation measures secured, the development is acceptable.

10.2.2 Conditions are recommended to secure:

- Implementation of the submitted Ecological Walkover Technical Note;
- A Construction Environmental Management Plan (Biodiversity);
- A Biodiversity Enhancement Strategy; and
- Long-term management and monitoring of habitats, including Biodiversity Net Gain provisions.

### **10.3 UDC Built Heritage and Conservation - (NO OBJECTION)**

**10.3.1** No objection. The Conservation Officer confirms that the site does not contain any designated heritage assets and, while located near the Grade II listed Badcocks Farmhouse, the proposal is considered acceptable.

**10.4 Anglian Water - (NO OBJECTION)**

**10.4.1** No objection. Anglian Water confirm that there are no public foul or surface water sewers within the vicinity of the site and therefore no comments are offered on the proposed drainage strategy. The Local Planning Authority is advised to rely on the Lead Local Flood Authority and Environment Agency where relevant.

**11. REPRESENTATIONS**

**11.1** A site notice was displayed on site, and 2 notification letters were sent to nearby properties. An advertisement was displayed within the local press.

**11.2** No letters of representation have been received.

**12. MATERIAL CONSIDERATIONS**

**12.1** In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, The Development Plan and all other material considerations identified in the "Considerations and Assessments" section of the report. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

**12.2** Section 70(2) of the Town and Country Planning Act requires the local planning authority in dealing with a planning application, to have regard to

- a) The provisions of the development plan, so far as material to the application:
  - (a) a post-examination draft neighbourhood development plan, so far as material to the application,
- b) any local finance considerations, so far as material to the application, and
- c) any other material considerations.

**12.3** Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, or, as the case may be, the Secretary of State, in considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses or, fails to

preserve or enhance the character and appearance of the Conservation Area.

## **12.4 The Development Plan**

- 12.4.1** Essex Minerals Local Plan (adopted July 2014)  
 Essex and Southend-on-Sea Waste Local Plan (adopted July 2017)  
 Uttlesford District Local Plan (adopted 2026)  
 Uttlesford Design Code (adopted July 2024)  
 Felsted Neighbourhood Plan (made February 2020)  
 Great Dunmow Neighbourhood Plan (made December 2016)  
 Newport and Quendon and Rickling Neighbourhood Plan (made June 2021)  
 Thaxted Neighbourhood Plan (made February 2019)  
 Stebbing Neighbourhood Plan (made July 2022)  
 Saffron Walden Neighbourhood Plan (made October 2022)  
 Ashdon Neighbourhood Plan (made December 2022)  
 Great & Little Chesterford Neighbourhood Plan (made February 2023)

## **13. POLICY**

### **13.1 National Policies**

- 13.1.1** National Planning Policy Framework (2024)

### **13.2 Uttlesford District Local Plan 2026**

|               |                |   |
|---------------|----------------|---|
| <b>13.2.1</b> | Core Policy 1  | Addressing Climate Change                                       |
|               | Core Policy 3  | Settlement Hierarchy  |
|               | Core Policy 4  | Meeting Business and Employment Needs                           |
|               | Core Policy 22 | Net Zero Operational Carbon Development                         |
|               | Core Policy 23 | Overheating   |
|               | Core Policy 25 | Renewable Energy Infrastructure                                 |
|               | Core Policy 26 | Providing for Sustainable Transport and Connectivity            |
|               | Core Policy 27 | Assessing the impact of Development on Transport Infrastructure |
|               | Core Policy 28 | Active Travel - Walking and Cycling                             |
|               | Core Policy 29 | Electric and Low Emission Vehicles                              |
|               | Core Policy 31 | Parking Standards   |
|               | Core Policy 36 | Flood Risk  |
|               | Core Policy 37 | Sustainable Drainage Systems                                    |
|               | Core Policy 38 | Sites Designated for Biodiversity or Geology                    |
|               | Core Policy 39 | Green and Blue Infrastructure                                   |
|               | Core Policy 40 | Biodiversity and Nature Recovery                                |
|               | Core Policy 42 | Pollution and Contamination                                     |
|               | Core Policy 43 | Air Quality   |
|               | Core Policy 44 | Noise   |
|               | Core Policy 52 | Good Design Outcomes and Process                                |

### 13.3 The Stebbing Neighbourhood Plan (19<sup>th</sup> July 2022)

#### 13.3.1

|         |   |
|---------|---|
| STEB 1  | Respecting Stebbing's Heritage - Design and Character |
| STEB 2  | Green Infrastructure and Development                  |
| STEB 3  | Identified Woodland Sites and Wildlife Sites          |
| STEB 9  | Design Principles and Location of New Development     |
| STEB 12 | Sustainable Design and Construction                   |
| STEB 13 | Managing Flood Risk and Drought Mitigation            |
| STEB 14 | Renewable Energy                                      |
| STEB 17 | Farm Diversification/Improvement                      |

### 13.4 Supplementary Planning Document or Guidance

#### 13.4.1

Essex Design Guide  
Essex Parking Standards (2024)  
Essex Tree Palette (2018)  
Uttlesford Design Code (2024)

## 14. CONSIDERATIONS AND ASSESSMENT

14.1 The issues to consider in the determination of this application are:

#### 14.2

**A) Principle of development**  
**B) Design, Character and Appearance**  
**C) Heritage and Impact on the Historic Environment**  
**D) Residential Amenity**  
**E) Ecology, Biodiversity Net Gain, Trees and Landscaping**  
**F) Flood Protection**  
**G) Highways Access and Parking provision**  
**H) Net Zero and Renewable Energy**  
**I) Planning Balance**

#### 14.3 A) Principle of development

##### 14.3.1

The site lies within the countryside where development is restricted unless it is appropriate to a rural location or supports the rural economy.

##### 14.3.2

The proposal relates to the replacement of an existing agricultural livestock building within the established Badcock Farm complex, which is in active and longstanding agricultural use. As such, the development is directly associated with an existing rural enterprise and does not represent new or unrelated development in the countryside.

##### 14.3.3

The key consideration is whether the proposal is appropriate agricultural development and reasonably necessary for the continued operation of the farm. Evidence submitted confirms the existing building is outdated and no longer meets modern requirements, particularly in respect of biosecurity and animal welfare.

- 14.3.4** The replacement building would provide a modern, compliant facility to support the ongoing viability of the enterprise.
- 14.3.5** Whilst the proposal would increase floorspace, this is typical of modern agricultural buildings, reflecting operational efficiencies, larger equipment and improved welfare standards.
- 14.3.6** The proposal would maintain the established agricultural use of the site; however, it is acknowledged that the building would increase in footprint and operational capacity.
- 14.3.7** The key consideration is therefore whether this represents a material intensification giving rise to additional impacts.
- 14.3.8** In this regard, Environmental Health advise that the proposal would operate on a comparable basis to the existing use, with no increase in noise, odour or emissions anticipated. Having regard to this evidence, and in the absence of any technical objection, it is considered that the proposal would not result in a level of intensification that gives rise to unacceptable environmental effects.
- 14.3.9** The proposal accords with Core Policies 4 and 21, which support the growth and adaptation of rural businesses, and Core Policy 45 which seeks to retain employment-generating uses. The development would modernise and safeguard an existing agricultural enterprise, contributing to rural employment and food production.
- 14.3.10** Policy STEB17 of the Stebbing Neighbourhood Plan supports farm improvement proposals where proportionate and respectful of rural character. The scheme represents improvement of an existing agricultural use and is consistent with this policy.
- 14.3.11** At a national level, the NPPF (2024), in particular paragraph 88, places significant weight on supporting a prosperous rural economy, including the expansion and modernisation of existing businesses. The proposal aligns with these objectives.
- 14.3.12** Conclusion
- 14.3.13** The development is acceptable in principle. It supports the modernisation and viability of an established agricultural enterprise, does not introduce an inappropriate countryside use, and aligns with local and national policy supporting rural economic growth.
- 14.3.14** The proposal therefore complies with the Uttlesford Local Plan, the Stebbing Neighbourhood Plan and the NPPF, subject to the assessment of other material considerations.

**14.4 B) Design, Character and Appearance**

**14.4.1**     Layout and Siting

**14.4.2**     The proposed building would be sited within the established farmyard at Badcocks Farm, broadly occupying the footprint and position of the existing livestock building. The development is therefore contained within the existing cluster of agricultural buildings and does not extend into open countryside.

**14.4.3**     The development is contained within the established farmstead and does not extend the built form into surrounding open countryside.

**14.4.4**     As such, it consolidates existing development rather than dispersing it, maintaining the compact spatial arrangement that characterises the site.

**14.4.5**     In this regard, the development accords with Design Code principles relating to consolidation and containment, and Policy STEB 9 which seeks well-integrated development.

**14.4.6**     Scale and Massing

**14.4.7**     The proposal would increase overall floorspace to reflect modern agricultural requirements. However, the building would remain single-storey, with a ridge height comparable to the existing structure, and with massing consistent with typical agricultural buildings.

**14.4.8**     Whilst the footprint is larger, the perception of scale is moderated by its farmyard context and the wider rural landscape, where such large-span buildings are common. As a replacement structure, it continues an established pattern of development rather than introducing a new or incongruous built form.

**14.4.9**     The scale and massing are therefore considered appropriate and compliant with Core Policy 52 and the NPPF requirement for development to be sympathetic to local character.

**14.4.10**    Design and Appearance

**14.4.11**    The building adopts a simple, functional agricultural form with metal-clad walls and roof, reflecting established construction methods and the character of existing buildings on site and within the wider area.

**14.4.12**    This utilitarian approach is appropriate in a farmyard context, where policy recognises that agricultural buildings need not follow domestic or vernacular styles.

**14.4.13**    A muted colour palette would reduce visual prominence, while the rectilinear, low-profile form reflects typical agricultural typologies and avoids visually intrusive design features.

**14.4.14**    Visual Impact and Relationship to Surroundings

- 14.4.15** The proposal would be viewed in the context of the existing farmstead, where agricultural buildings already dominate. As it replaces an existing structure within the established envelope, it would not materially alter the spatial character of the site.
- 14.4.16** From wider viewpoints, the building would read as part of the existing cluster, with surrounding agricultural land and woodland providing screening and containment.
- 14.4.17** The proposal does not introduce development into open countryside or result in visual sprawl, in accordance with local and national policy objectives.
- 14.4.18** Sustainable Design
- 14.4.19** The replacement building is expected to offer improved operational efficiency, durability and environmental performance relative to the existing structure.
- 14.4.20** The inclusion of sustainable drainage infrastructure, including an attenuation pond, is a positive feature that supports site resilience and aligns with Policy STEB 12 and Design Code objectives.
- 14.4.21** Given the functional nature of the development, the level of sustainable design is proportionate and appropriate.
- 14.4.22** Conclusion
- 14.4.23** The proposal is acceptable in design terms. It maintains the established farmstead layout, provides appropriate scale and massing for its use, employs materials consistent with rural character, and avoids adverse visual impacts.
- 14.4.24** The development therefore complies with Core Policy 52, Policies STEB 9 and STEB 12, the Uttlesford Design Code (2024), and the design objectives of the NPPF.

## **14.5 C) Heritage and Impact on the Historic Environment**

### **14.5.1** Heritage Assets and Setting

**14.5.2** The site contains no designated or non-designated heritage assets. The nearest asset is the Grade II listed Badcocks Farmhouse, located within the wider farmstead but physically separate from the application site.

**14.5.3** The farmhouse derives significance from its historic and architectural interest, its association with agricultural use, and its rural setting.

**14.5.4** The surrounding context already includes modern agricultural buildings and some conversions, such that the setting is characterised as an active and evolving farmstead rather than a pristine rural landscape.

**14.5.5** Nature of the Proposal

**14.5.6** The proposal comprises the demolition of an existing agricultural building and its replacement with a modern livestock structure in broadly the same location within the established farmyard.

**14.5.7** The development therefore maintains the existing pattern of built form and does not extend into open or more sensitive areas contributing to the heritage asset's setting.

**14.5.8** Impact on Significance and Setting

**14.5.9** The key consideration is the effect on the setting of the listed farmhouse. The proposed building would remain within the farmyard cluster, be comparable in height and form, and read clearly as a functional agricultural structure.

**14.5.10** Although larger in footprint, the building would not appear materially more prominent within the context of the wider farmstead. The visual and spatial relationship between the farmhouse and surrounding agricultural buildings would remain largely unchanged.

**14.5.11** The proposal would not alter the fundamental character of the setting. Agricultural buildings form an inherent and historically appropriate component of the farmhouse's significance, and the continued use of the site sustains this relationship.

**14.5.12** The development would not introduce incongruous features or erode rural character, and would maintain the working farm context underpinning the asset's significance. This aligns with the Council's Conservation Officer's view that the impact would be negligible.

**14.5.13** Level of Harm

**14.5.14** In applying the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, special regard has been given to the desirability of preserving the setting of the listed building.

**14.5.15** For the reasons set out above, the proposal would preserve that setting, and no harm arises. Paragraph 208 of the NPPF is therefore satisfied.

**14.5.16** Wider Considerations and Conclusion

**14.5.17** The proposal supports the continued operation of an established agricultural enterprise, sustaining the historic agricultural function of the site and contributing to the ongoing management of the rural landscape.

**14.5.18** The development would preserve the setting and significance of the Grade II listed Badcocks Farmhouse and complies with Core Policies 61 and 62, Policy STEB 1, and the heritage objectives of the NPPF (2024).

**14.5.19** Accordingly, there are no heritage grounds to refuse planning permission.

## **14.6 D) Residential Amenity**

### **14.6.1 Relationship to Nearby Receptors**

**14.6.2** The site forms part of an established agricultural holding within a rural area, with nearby receptors limited to a small number of dispersed dwellings, including Badcocks Farmhouse and associated properties.

**14.6.3** The proposed building would replace an existing livestock structure within the farmyard cluster. As such, the relationship between the operational farm area and neighbouring properties would remain largely unchanged. Existing agricultural activity therefore defines the baseline amenity context.

### **14.6.4 Operational Impacts**

**14.6.5** The key consideration is whether the proposal would result in materially greater impacts in terms of noise, odour or disturbance.

**14.6.6** Environmental Health confirm that the development represents a like-for-like replacement, with no intensification of use or additional sources of noise, odour or pollution. The use, activity levels and operational practices would remain unchanged.

**14.6.7** Accordingly, the proposal would not materially alter the existing amenity baseline. Established agricultural activities are characteristic of the area and are not considered to give rise to unacceptable harm.

**14.6.8** There is no evidence to suggest any worsening of odour, with manure handling and site management continuing under existing arrangements. Similarly, no increase in traffic or operational activity is proposed that would give rise to additional noise.

**14.6.9** The development is therefore compliant with Core Policies 42-44.

### **14.6.10 Air Quality**

**14.6.11** The proposal does not introduce a new use or increased activity, and Environmental Health raise no concerns in respect of emissions. Given the rural location and absence of an AQMA, no adverse air quality impacts are anticipated, in accordance with Core Policy 43.

**14.6.12**     Construction Impacts

**14.6.13**     Temporary impacts associated with demolition and construction (including dust and noise) are acknowledged.

**14.6.14**     Environmental Health recommend a Demolition Method Statement and Construction Environmental Management Plan. Subject to these conditions, impacts can be adequately controlled and would not result in unacceptable harm to residential amenity.

**14.6.15**     Lighting and General Disturbance

**14.6.16**     No significant external lighting or changes to operational patterns are proposed. The development would not introduce additional disturbance and would maintain the existing character of the site.

**14.6.17**     Conclusion

**14.6.18**     The proposal is acceptable in amenity terms. It would not result in increased noise, odour or air quality impacts and any construction effects can be mitigated by condition.

**14.6.19**     The development therefore complies with Core Policies 42, 43 and 44 and the amenity objectives of the NPPF (2024).

**14.7**         **E) Ecology, Biodiversity Net Gain, Trees and Landscaping**

**14.7.1**     Baseline and Site Context

**14.7.2**     The site comprises an established agricultural area including buildings, hardstanding, grassland, scrub and scattered trees, with habitats of generally low ecological distinctiveness.

**14.7.3**     The site lies close to Mouslin Wood (ancient woodland), which is a sensitive ecological receptor. Ponds and habitats suitable for protected species are also present within the wider landscape.

**14.7.4**     The key consideration is whether the proposal would harm these receptors and whether suitable mitigation and enhancement is secured.

**14.7.5**     Impact on Designated Sites and Habitats

**14.7.6**     The proposal involves replacement of an existing building within the farmyard and does not encroach into the adjacent ancient woodland or result in habitat loss.

**14.7.7**     Potential construction impacts (dust, pollution and run-off) have been identified; however, these can be effectively mitigated through appropriate controls.

- 14.7.8** The site lies in proximity to ancient woodland, which represents a sensitive ecological receptor. The key issue is therefore whether the proposal would give rise to indirect effects, including disturbance, dust or hydrological change.
- 14.7.9** The submitted information, alongside the advice of Place Services, demonstrates that these impacts can be avoided or mitigated through appropriate controls. Subject to the recommended conditions, it is therefore considered that the proposal would not adversely affect the integrity or ecological function of nearby habitats in accordance with Core Policy 38 and the NPPF.
- 14.7.10** Protected and Priority Species
- 14.7.11** The site has potential for protected species including bats, nesting birds, badgers and great crested newts, although overall risk is low.
- 14.7.12** Impacts can be addressed through a Precautionary Working Method Statement, including timing of works, pre-commencement checks and appropriate site supervision.
- 14.7.13** Place Services confirm this approach is acceptable. Subject to conditions, the proposal complies with Core Policy 40, the NERC Act and the NPPF.
- 14.7.14** Biodiversity Net Gain (BNG)
- 14.7.15** A Biodiversity Net Gain assessment demonstrates a measurable net gain exceeding the statutory 10% requirement.
- 14.7.16** Enhancements include new and enhanced scrub, native tree planting and provision of a SuDS attenuation pond.
- 14.7.17** Place Services accept the BNG approach, subject to a Biodiversity Gain Plan and a Habitat Management and Monitoring Plan (30 years), securing long-term delivery.
- 14.7.18** The proposal therefore complies with statutory BNG requirements, Core Policy 40 and the NPPF.
- 14.7.19** Trees, Landscaping and Green Infrastructure
- 14.7.20** Limited tree and scrub removal is required; these features are of low ecological value.
- 14.7.21** Compensatory planting includes native trees along the boundary with Mouslin Wood, scrub creation and integration of landscaping within SuDS features.

- 14.7.22** These measures would enhance habitat connectivity, strengthen the ecological network and contribute positively to green infrastructure, in accordance with Core Policy 39 and Policy STEB 2.
- 14.7.23** The landscape approach is appropriate to the rural context and would assist in assimilating the development, consistent with the Uttlesford Design Code.
- 14.7.24** Conclusion
- 14.7.25** The proposal is acceptable in ecological terms. It avoids harm to sensitive habitats, provides appropriate mitigation for protected species, and delivers biodiversity net gain supported by landscaping and habitat enhancements.
- 14.7.26** Subject to conditions, the development complies with Core Policies 38, 39 and 40, Policies STEB 2 and STEB 3, the Uttlesford Design Code (2024), and the NPPF (2024).

## **14.8 F) Flood Protection**

### **14.8.1** Flood Risk and Sequential Approach

**14.8.2** The application site lies within Flood Zone 1, an area of low probability of flooding. In accordance with the National Planning Policy Framework (NPPF) and Core Policy 36, the proposed development is acceptable in principle from a locational flood risk perspective.

**14.8.3** The proposal relates to the replacement of an existing agricultural building within an established farmstead. Having regard to the nature of the development and its functional requirements, there are no reasonably available or sequentially preferable alternative sites. The sequential test is therefore satisfied.

### **14.8.4** Existing Flood Risk

**14.8.5** The submitted Flood Risk Assessment (FRA) confirms that the site is not at risk from fluvial, tidal, reservoir, groundwater or sewer flooding. However, it identifies that the principal flood risk arises from surface water, with overland flow routes crossing the site and localised ponding occurring during higher probability rainfall events. In extreme events, flooding depths of up to approximately 600mm are indicated.

### **14.8.6** Drainage Strategy

**14.8.7** The application is supported by a Flood Risk Assessment and Sustainable Drainage Strategy which proposes a comprehensive SuDS-led approach to managing surface water runoff. The strategy incorporates a combination of source control, conveyance and attenuation measures, including interception via a French drain along

the western boundary, additional perimeter French drains serving the building, an attenuation pond, and a restricted discharge via an orifice control.

**14.8.8** The drainage system has been designed to accommodate rainfall events up to and including the 1 in 100 year return period with a 45% allowance for climate change, using FEH22 rainfall data. Surface water is directed to the attenuation pond, which provides both storage and water quality treatment prior to controlled discharge to the existing drainage network.

**14.8.9** Impact on Flood Risk

**14.8.10** The FRA demonstrates that the proposed development would result in a significant betterment in existing drainage conditions, with peak runoff rates reduced by approximately 95% when compared to the current unrestricted scenario.

**14.8.11** The proposed controlled discharge rate, limited to approximately 3.2l/s for events up to and including the 1 in 100 year plus climate change event, would ensure that runoff from the site is attenuated and released at a rate that would not increase flood risk elsewhere.

**14.8.12** Whilst the strategy is considered robust in principle, it is noted that the design relies on detailed site levels, hydraulic modelling assumptions and the ongoing functionality of the receiving drainage system. These matters require further verification at detailed design stage.

**14.8.13** Climate Change and Water Quality

**14.8.14** The proposed drainage strategy incorporates a 45% climate change allowance in accordance with current guidance and includes provision for exceedance flows to be safely managed across the site, thereby ensuring resilience over the lifetime of the development.

**14.8.15** The SuDS features, including the attenuation pond and filter drains, provide water quality benefits and have been designed in accordance with the principles set out within the CIRIA SuDS Manual, contributing to improved environmental performance and biodiversity potential.

**14.8.16** Maintenance

**14.8.17** The submitted FRA includes a high-level maintenance schedule; however, the long-term effectiveness of the drainage system will depend upon the implementation of a detailed management and maintenance regime and the precise design of the SuDS infrastructure.

**14.8.18** Given that the Lead Local Flood Authority has been consulted but has not yet provided comments, and noting that aspects of the drainage strategy are currently based on indicative modelling (including LiDAR-derived levels rather than a full topographical survey), it is necessary to

secure the detailed design, verification and future management of the surface water drainage system by condition.

**14.8.19** Conclusion

**14.8.20** The submitted Flood Risk Assessment and SuDS Strategy demonstrate that the site can, in principle, be developed safely and that surface water runoff can be effectively managed without increasing flood risk elsewhere, in accordance with the NPPF and Core Policy 36.

**14.8.21** Whilst further technical detail is required to finalise the drainage design and to confirm certain assumptions, these matters can be appropriately secured through planning conditions requiring the submission and approval of a detailed surface water drainage scheme, including full design parameters, exceedance routing, confirmation of discharge arrangements and long-term maintenance.

**14.8.22** Subject to the imposition of such conditions, the proposal is considered acceptable in flood risk and drainage terms and is compliant with Core Policy 36, Policy STEB 13, the Uttlesford Design Code (2024), and the flood risk requirements of the NPPF (2024).

**14.9** **G) Highways Access and Parking provision**

**14.9.1** Access Arrangements

**14.9.2** The site is served by an existing vehicular access onto the rural road network, which accommodates traffic associated with the established agricultural use.

**14.9.3** The proposal retains this access with no alteration. The access is already suitable for agricultural vehicles, including occasional HGVs, and no highway safety concerns arise from its continued use.

**14.9.4** Traffic Generation and Highway Impact

**14.9.5** The proposal comprises the replacement of an existing agricultural building, with no change in the nature of the use or level of activity.

**14.9.6** Vehicle movements associated with the operation are limited, comprising occasional deliveries and collections, with extended periods of minimal activity. Environmental Health confirm no intensification of use.

**14.9.7** The development would therefore have a neutral impact on the highway network, with no material increase in traffic or change in vehicle types. The surrounding rural roads are accustomed to agricultural traffic.

**14.9.8** The proposal complies with Core Policy 27 and the NPPF, which seek to avoid severe transport impacts.

**14.9.9**      Internal Circulation and Parking

**14.9.10**      The building would integrate within the existing farmyard layout, maintaining safe and efficient internal circulation for agricultural vehicles.

**14.9.11**      Given the nature of the use, formal parking provision is not required. Adequate space exists within the site to accommodate service, delivery and incidental parking needs.

**14.9.12**      The proposal does not increase parking demand and is proportionate to the operational requirements of the site.

**14.9.13**      Sustainable Transport

**14.9.14**      While located in a rural area with limited access to public transport, this is inherent to agricultural development. The proposal maintains an existing use and does not generate additional travel demand.

**14.9.15**      The development is therefore consistent with Core Policy 26 and the NPPF, which recognise the limited scope for sustainable transport in rural locations.

**14.9.16**      The provision of electric vehicle charging infrastructure can be secured by condition to support sustainable transport objectives.

**14.9.17**      Conclusion

**14.9.18**      The proposal is acceptable in highways terms. It utilises an established access, does not increase traffic generation, and maintains safe internal operation.

**14.9.19**      Subject to conditions, the development complies with Core Policies 26, 27 and 31, Core Policy 52, the Uttlesford Design Code (2024), and the transport objectives of the NPPF (2024).

**14.10**        **H) Net Zero and Renewable Energy**

**14.10.1**      Climate Change and Operational Carbon

**14.10.2**      Core Policies 22 and 23 require development to minimise operational carbon and apply the cooling hierarchy.

**14.10.3**      While the proposal is for an agricultural building, which has inherently low energy demand, the application as submitted does not fully demonstrate compliance with these policies.

**14.10.4**      It is therefore necessary to secure this through condition, requiring submission of an Energy Statement demonstrating how the development meets the relevant policy requirements.

- 14.10.5**     Embodied Carbon
- 14.10.6**     The demolition of the existing building is justified due to its functional and structural limitations and inability to meet modern standards.
- 14.10.7**     While re-use is generally preferred, replacement is necessary to ensure the viability of the agricultural enterprise. The proposed use of durable materials with long lifespans represents a reasonable and proportionate approach in this context.
- 14.10.8**     Climate Resilience
- 14.10.9**     The building's simple, ventilated design provides inherent resilience to climate conditions, including higher temperatures.
- 14.10.10**    The incorporation of SuDS as part of the scheme further supports climate adaptation by managing surface water and reducing flood risk.
- 14.10.11**    Renewable Energy
- 14.10.12**    No on-site renewable energy generation is proposed. Given the functional nature of the development, this is not considered unreasonable.
- 14.10.13**    The building design does not preclude future installation of renewable technologies, and EV charging provision can be secured by condition to support low-carbon transport.
- 14.10.14**    Sustainable Design
- 14.10.15**    The proposal reflects a pragmatic approach to sustainable construction, incorporating a durable design, improved operational efficiency, and integration of drainage and landscaping measures, consistent with Policy STEB 12 and the Uttlesford Design Code.
- 14.10.16**    Conclusion
- 14.10.17**    The proposal is acceptable in climate and sustainability terms. It represents a proportionate response to policy, with low operational energy demand, improved efficiency, and climate resilience.
- 14.10.18**    The development therefore complies with Core Policies 1 and 22-25, Policies STEB 12 and STEB 14, the Uttlesford Design Code (2024), and the climate objectives of the NPPF (2024).
- 14.11**        **I) Planning Balance**
- 14.11.1**     Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the

Development Plan unless material considerations indicate otherwise. The proposal has been assessed against the Uttlesford Local Plan (2026), the Stebbing Neighbourhood Plan, the Uttlesford Design Code (2024) and the NPPF (2024).

- 14.11.2** The development comprises the replacement of an existing livestock building within an established agricultural holding, and is therefore directly associated with an existing rural enterprise rather than introducing a new countryside use.
- 14.11.3** Substantial weight is afforded to the economic and functional benefits of supporting a viable agricultural enterprise, consistent with national policy support for a prosperous rural economy. This is weighed against the limited impacts identified, which are localised and capable of mitigation.
- 14.11.4** Environmental benefits are also identified, including a comprehensive SuDS strategy delivering a marked reduction in surface water runoff, and the provision of biodiversity net gain exceeding statutory requirements, alongside habitat and green infrastructure enhancements.
- 14.11.5** The technical assessment confirms that the proposal would not result in harm in respect of landscape, heritage, residential amenity, ecology (subject to mitigation), flood risk, or highway safety.
- 14.11.6** In respect of climate change, whilst no on-site renewable energy is proposed, the replacement building represents a more efficient and resilient structure, which is considered a proportionate response given its agricultural function.
- 14.11.7** No objections have been raised by statutory consultees and no representations have been received from third parties.
- 14.11.8** Overall, the proposal gives rise to no adverse impacts that would significantly or demonstrably outweigh its benefits when assessed against the Development Plan and the NPPF.
- 14.11.9** The development therefore represents sustainable development, and the planning balance weighs in favour of granting permission.

## **15. ADDITIONAL DUTIES**

### **15.1 Public Sector Equalities Duties**

- 15.1.1** The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers.

**15.1.2** The Committee must be mindful of this duty inter alia when determining all planning applications. In particular, the Committee must pay due regard to the need to: (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act; (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

**15.1.3** Due consideration has been made to The Equality Act 2010 during the assessment of the planning application, no conflicts are raised.

## **15.2 Human Rights**

**15.2.1** There may be implications under Article 1 (protection of property) and Article 8 (right to respect for private and family life) of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions; however, these issues have been taken into account in the determination of this application.

## **16. CONCLUSION**

**16.1** The proposal represents the appropriate modernisation of an established agricultural enterprise. It is acceptable in principle and has been demonstrated to result in no unacceptable impacts.

**16.2** The development delivers economic and environmental benefits and complies with the Development Plan and the NPPF.

**16.3** **Planning permission is therefore recommended for approval, subject to the conditions set out in Section 17 of this report.**

## **17. CONDITIONS**

**1.** The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2.** The development hereby permitted shall be carried out in accordance with the approved plans as set out in the Schedule.

REASON: For the avoidance of doubt as to the nature of the development hereby permitted, to ensure development is carried out in accordance with the approved application details, to ensure that the development is carried out with the minimum harm to the local environment, in accordance with

the Policies of the Uttlesford Local Plan 2021-2041 (adopted 2026) as shown in the Schedule of Policies.

3. No development, including demolition, shall commence until a Demolition and Construction Environmental Management Plan (DCEMP) has been submitted to and approved in writing by the Local Planning Authority.

The DCEMP shall include, but not be limited to, the following:

1. General Site Management

- Details of relevant legislation, guidance and best practice to be followed.
- A programme of works covering demolition and construction, including roles and responsibilities, a timetable of works, and hours of operation (including deliveries).
- Site management arrangements, including named responsible persons and lines of communication.
- Procedures for the investigation and resolution of complaints.

2. Amenity and Environmental Controls

- Measures to control noise and vibration.
- Measures to control dust and air pollution.
- Details of artificial lighting, including measures to minimise impacts on nearby occupiers and biodiversity.
- Pollution prevention measures, including protection of soils, groundwater, and watercourses.

3. Biodiversity Protection

- A risk assessment of potentially damaging activities.
- Identification of biodiversity protection zones.
- Measures (including physical measures and sensitive working practices) to avoid or reduce impacts on biodiversity.
- The location and timing of works to avoid harm to protected and Priority species and habitats.
- Details of ecological supervision, including the role and responsibilities of an Ecological Clerk of Works (ECoW) or similarly competent person.
- Use of protective fencing, exclusion barriers, and warning signage.

4. Pre-Demolition and Impact Assessment

- A pre-demolition survey identifying potential environmental and amenity impacts (including noise, vibration, dust, contamination, and ecological constraints).
- Details of monitoring and mitigation measures throughout demolition and construction.

5. Waste and Site Operations

- Details of waste management, including re-use, recycling, storage, and disposal of materials.
- Construction traffic routing, access and parking arrangements.

- Wheel washing and measures to prevent mud and debris on the highway.
- Site security arrangements.

The development, including demolition and construction works, shall thereafter be carried out in strict accordance with the approved DCEMP unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect biodiversity, including protected and Priority species, to safeguard the amenities of nearby occupiers, and to ensure environmental protection during demolition and construction, in accordance with the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended), and in accordance with Core Policies 38, 39, 40, 42, 43 and 44 of the Uttlesford Adopted Local Plan (2026).

4. No development shall commence until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based on the principles set out in the approved Flood Risk Assessment and SuDS Strategy (November 2025) and shall include, but not be limited to:

- A detailed topographical survey of the site and surrounding land;
- Updated hydraulic modelling demonstrating performance for the 1 in 1, 1 in 30, and 1 in 100 year rainfall events, including a 45% allowance for climate change;
- Full design details of all drainage infrastructure, including pipework, French drains, attenuation features, flow control devices (including orifice plates), and outfalls;
- Confirmation of discharge rates and volumes, including evidence that runoff will be restricted to greenfield equivalent or betterment rates;
- Details of exceedance flow routing, demonstrating that flooding will be safely managed on site without risk to people, property, or third parties;
- Finished floor levels of the proposed building, set above design flood levels where appropriate;
- Details of any off-site flow interception measures and their integration with the on-site drainage strategy.

The approved scheme shall be implemented prior to first use of the development and retained thereafter.

REASON: To ensure that the development can be made safe from flood risk, does not increase flood risk elsewhere, and complies with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy

STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

5. No development shall commence until details of infiltration testing undertaken in accordance with BRE 365 (or equivalent) have been submitted to and approved in writing by the Local Planning Authority.

Where infiltration is demonstrated to be feasible, the development shall incorporate infiltration-based SuDS unless otherwise agreed in writing. Where infiltration is demonstrated to be unfeasible, a revised drainage strategy shall be submitted confirming compliance with the SuDS hierarchy and providing full justification.

REASON: To ensure that sustainable drainage principles are followed and that the drainage hierarchy has been robustly applied in accordance with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

6. No development shall commence until details of the proposed discharge arrangements have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include:

- Confirmation of the location, condition and capacity of the receiving waterbody (including the existing pond and ditch network);
- Written evidence of land ownership or legal rights to discharge to the receiving system;
- Details of any required consents (including Land Drainage Act approvals where applicable);
- Confirmation that the receiving system has capacity to accommodate the proposed discharge without increasing flood risk.

The development shall be carried out in accordance with the approved details.

REASON: To ensure satisfactory drainage and to prevent increased flood risk downstream in accordance with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

7. The approved surface water drainage scheme shall be constructed and completed in full prior to the first use of the development.

No building shall be occupied or brought into use until the drainage system has been implemented in accordance with the approved details.

REASON: To ensure that appropriate drainage infrastructure is in place prior to occupation, in the interests of flood risk mitigation in accordance

with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

- 8.** No development shall commence until a detailed maintenance and management plan for the lifetime of the development has been submitted to and approved in writing by the Local Planning Authority.

The plan shall include:

- Identification of all SuDS components and their maintenance requirements;
- Routine and periodic maintenance schedules;
- Identification of the body responsible for maintenance;
- Procedures for dealing with system failure or blockages.

The drainage system shall thereafter be maintained in accordance with the approved plan.

REASON: To ensure the long-term effectiveness and functionality of the drainage system in accordance with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

- 9.** Prior to the first use of the development, a verification report (post-construction) shall be submitted to and approved in writing by the Local Planning Authority.

The report shall include:

- As-built drawings of the drainage system;
- Photographic evidence of key stages of construction;
- Confirmation that the system has been constructed in accordance with the approved scheme (or details of any agreed variations);
- Results of any required testing and commissioning.

REASON: To ensure that the approved drainage infrastructure has been constructed correctly and is fully operational in accordance with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

- 10.** No surface water runoff from the development shall be connected to any mains or private foul sewer.

REASON: To ensure a sustainable drainage strategy and to prevent overloading of the sewerage network in accordance with Core Policies 36 and 37 of the Uttlesford Adopted Local Plan (2026), Policy STEB13 of the Stebbing Neighbourhood Plan (2019) and the NPPF (2024).

- 11.** All ecological mitigation measures, enhancements, and working methods shall be carried out in full accordance with the details set out in the Ecological Walkover Technical Note (Logika, March 2026), as submitted with the application and approved by the Local Planning Authority.

This shall include the appointment of a suitably qualified and competent Ecological Clerk of Works (ECoW) or similarly qualified professional, who shall be present on site as required to oversee and advise on works with the potential to impact biodiversity. All works shall be undertaken in accordance with their recommendations and the approved ecological details.

The approved measures shall be implemented in full and retained for the duration of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: To conserve and enhance protected and Priority species and habitats, and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended) in accordance with Core Policies 38, 39 and 40 of the Uttlesford Adopted Local Plan (2026).

- 12.** No development above slab level shall take place until a Biodiversity Enhancement Strategy, prepared by a suitably qualified ecologist and informed by the Ecological Walkover Technical Note (Logika, March 2026), has been submitted to and approved in writing by the Local Planning Authority.

The Biodiversity Enhancement Strategy shall include, but not be limited to, the following:

- a) The purpose, objectives, and measurable outcomes for biodiversity enhancements;
- b) Detailed designs and/or specifications of enhancement measures (e.g. integrated bat and bird boxes, habitat creation features);
- c) The location, extent, and distribution of enhancement measures, shown on appropriate plans and drawings;
- d) Details of the persons responsible for implementing the enhancement measures; and
- e) Details of initial aftercare and long-term management and maintenance of the enhancement features.

The biodiversity enhancement measures shall be implemented in full in accordance with the approved details prior to first occupation (or in accordance with a timetable agreed in writing by the Local Planning Authority) and shall be retained and maintained thereafter.

REASON: To secure measurable biodiversity net gains and enhance habitats for protected, Priority and threatened species, in accordance with paragraph 187(d) of the National Planning Policy Framework (2024) and Section 40 of the Natural Environment and Rural Communities Act 2006 (as amended) in accordance with Core Policies 38, 39 and 40 of the Uttlesford Adopted Local Plan (2026).

- 13.** Details of external materials (including colour finish of cladding) shall be submitted to and approved prior to above ground works.

Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and rural character in line with Core Policy 52 of the Uttlesford Adopted Local Plan (2026).

- 14.** Prior to first use of the new livestock building, electric vehicle charging infrastructure shall be provided in accordance with details to be submitted and approved.

REASON: To promote sustainable transport in line with Core Policy 29 of the Uttlesford Adopted Local Plan (2026).

- 15.** No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

Any lighting shall be designed to minimise light pollution, be downward-facing and operated only as necessary.

REASON: To protect residential amenity, dark skies and rural character, in accordance with Core Policies 43 and 52 of the Uttlesford Local Plan (2026).

- 16.** No development above ground floor slab level shall commence until all the following has been submitted to and approved in writing by the Local Planning Authority:

- a) An Energy Assessment to demonstrate that the 1no. dwelling hereby approved will be net zero carbon in operation through their compliance with requirements 1 to 5 as set out in Core Policy 22 of the Uttlesford Adopted Local Plan (2026).
- b) A Climate Change & Sustainability Statement to demonstrate how the cooling hierarchy has been integrated into the design of the dwelling hereby approved to minimise the overheating risk, using passive and, if necessary, mechanical measures to ensure comfortable internal temperatures, in accordance with Core Policy 23 of the Uttlesford Adopted Local Plan (2026).

- c) A Climate Change & Sustainability Statement to demonstrate reduced embodied carbon for the building hereby approved through material selection, construction methods, and waste minimization, in accordance with Core Policy 24 of the Uttlesford Adopted Local Plan (2026).

The approved Energy Assessment and Climate Change & Sustainability Statement shall thereafter be implemented in full, and a verification report confirming compliance shall be submitted within six months of first occupation or phase of the development.

REASON: To ensure that the development complies with Core Policies 1, 22, 23, 24 of the adopted Uttlesford Local Plan (2026) and contributes to the reduction of greenhouse gas emissions, delivering sustainable, low-carbon, and climate-resilient homes in accordance with the Council's strategy to address climate change, and the National Planning Policy Framework (2024).

- 17. The existing livestock building shall be fully demolished and removed from the site prior to the first use of the development hereby permitted.

REASON: To avoid duplication and ensure the development remains a replacement rather than intensification in line with Core Policy 3 of the Uttlesford Adopted Local Plan (2026).

- 18. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Uttlesford District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

## APPENDIX 1 - ECC HIGHWAYS COMMENTS

**From:** Lorna Parsons - Strategic Development Officer <lorna.parsons@essex.gov.uk>  
**Sent:** 26 May 2026 12:36  
**To:** Mark Sawyers <MSawyers@uttlesford.gov.uk>; Planning <planning@uttlesford.gov.uk>  
**Cc:** Transport Development Admin Assistant <transport.develop@essex.gov.uk>  
**Subject:** UTT/25/3313/FUL - Highway Authority's Response (37391 - 4B)

**UTT/25/3313/FUL - Badcock Farm Saling Road Stebbing Dunmow Essex CM6 3TD - Removal of existing livestock building. New livestock building and surface water attenuation pond**

Dear Mark,

Thank you for consulting the Highway Authority on the above planning application.

The planning application documents have been reviewed, and it is understood and accepted by the Highway Authority that the proposals are for a replacement building for the continued operation of the established livestock enterprise. It is also understood and accepted that there will not be an intensification of use or new operational activity and as such, the proposed development would not generate any additional vehicle movements or impacts when compared to those associated with the existing lawful use of the site. It is also understood that the proposed development would not change or affect the existing access arrangements.

**Therefore, from a highway and transportation perspective the Highway Authority has no objections to make on this proposal as it is not considered contrary to the relevant transportation policies contained within the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance.**

Informative:

- i. The Public Right of Way network is protected by the Highways Act 1980. Any unauthorised interference with any route noted on the Definitive Map of PROW is considered to be a breach of this legislation. The public's rights and ease of passage over Byway no. 31 (Stebbing) shall be maintained free and unobstructed at all times to ensure the continued safe passage of the public on the definitive right of way.

The grant of planning permission does not automatically allow development to commence. In the event of works affecting the highway, none shall be permitted to commence until such time as they have been fully agreed with this Authority. In the interests of highway user safety this may involve the applicant requesting a temporary closure of the definitive route using powers included in the aforementioned Act. All costs associated with this shall be borne by the applicant and any damage caused to the route shall be rectified by the applicant within the timescale of the closure.

- ii. A Byway is a highway over which the public is entitled to travel on foot, horseback or pedal cycle and by motorized vehicle of all kinds, including horse-drawn vehicles. Although legally open to all vehicles, a Byway is used mainly by the public for walking or riding. Most byways do not have a sealed surface and may not be suitable for certain vehicles. Essex County Council maintains the surface of Byway no. 31 (Stebbing) to Byway status only. Residents or landowners possessing private rights for vehicular access are entitled to make this access useable for their purposes, but all works must be approved in advance by the Highway Authority, and only suitable contractors may be used, because the right of way is a highway.

Kind regards,

Lorna Parsons  
Strategic Development Officer



[lorna.parsons@essex.gov.uk](mailto:lorna.parsons@essex.gov.uk)  
[www.essex.gov.uk/highways](http://www.essex.gov.uk/highways)



The Highway Authority is now charging for all pre-planning application advice, full details can be found here [Pre-App Charging](#)

**Please note my normal working days are Tuesday, Wednesday and Fridays although this may vary.**