



Chris Tyler
Uttlesford District Council
London Road
Saffron Walden
Essex
CB11 4ER

Date: 15th December 2021

Application: UTT/21/2688/FUL

**Location: Springwell Nursery Joseph Farm Walden Road Little Chesterford
Saffron Walden CB10 1UE.**

Proposal: Proposed residential development comprising 7 no. detached dwellings, with associated works including demolition of existing nursery site and new access onto Walden Road.

In response to ecological comments by Place Services (letter dated 6th October 2021). The site was revisited on the 15th December 2021 to resurvey the site, particularly the proposed new entrance area.

Two points were raised; firstly regarding an amended plan (see Figure 2 below) and secondly regarding a nearby Special Roadside Verge (see Figure 3 below).

Regarding the amended plan, the Preliminary Ecological Appraisal report included an old version of the proposed design with six proposed units rather than seven and exclusion of the proposed community space in the east. The total site area at the nursery, including the area in the east was surveyed for the Preliminary Ecological Appraisal. See photographs in Appendix 2. The area in the far east was found to be an improved grassland field used in the past for horse grazing and now is regularly mown as part of the commercial business. A hedgerow with immature trees is also present on the eastern boundary. The proposal is to maintain the area as grassland for communal use for the new properties. The hedgerow and trees will be unaffected.

Therefore, the new plan does not change the potential risk of impact to protected, priority or rare species or notable habitats and does not change the recommendations of the report which remain proportionate and appropriate for the six unit proposal or the seven unit proposal. The Phase 1 Habitat map has been amended in Figure 1 below.

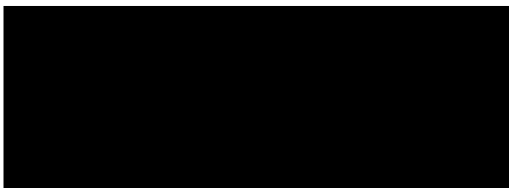
Regarding the Special Roadside Verge, the Place Services letter states the Special Roadside Verge covers the entire length of the Springwell Nursery entrance, that is incorrect, the plan below shows the designation excluding the Springwell Nursery property (see Figure 2 below).

At the proposed site entrance, a ditch and culvert run from east to west going under Walden Road. The ditch and culvert is the site boundary and separates the proposed construction zone and adjacent properties to the south where the Special Roadside Verge commences. There is no proposal to remove or impact the ditch or culvert or impact land further south beyond the ditch. The Special Roadside Verge would not be impacted.

A very small area of vehicle disturbed, short, improved grassland may be impacted to the north of the existing access track. This is not part of the Special Roadside Verge and does not include any notable plants or species richness which could indicate unimproved soils.

Therefore, no further surveys, mitigation or other measures were considered necessary to protect the nearby Special Roadside Verge or other connected notable habitats.

Yours sincerely,



Roger Spring BSc MCIEEM

Appendix 1: Figures

Figure 1: Revised Phase 1 Habitat Map of The Site

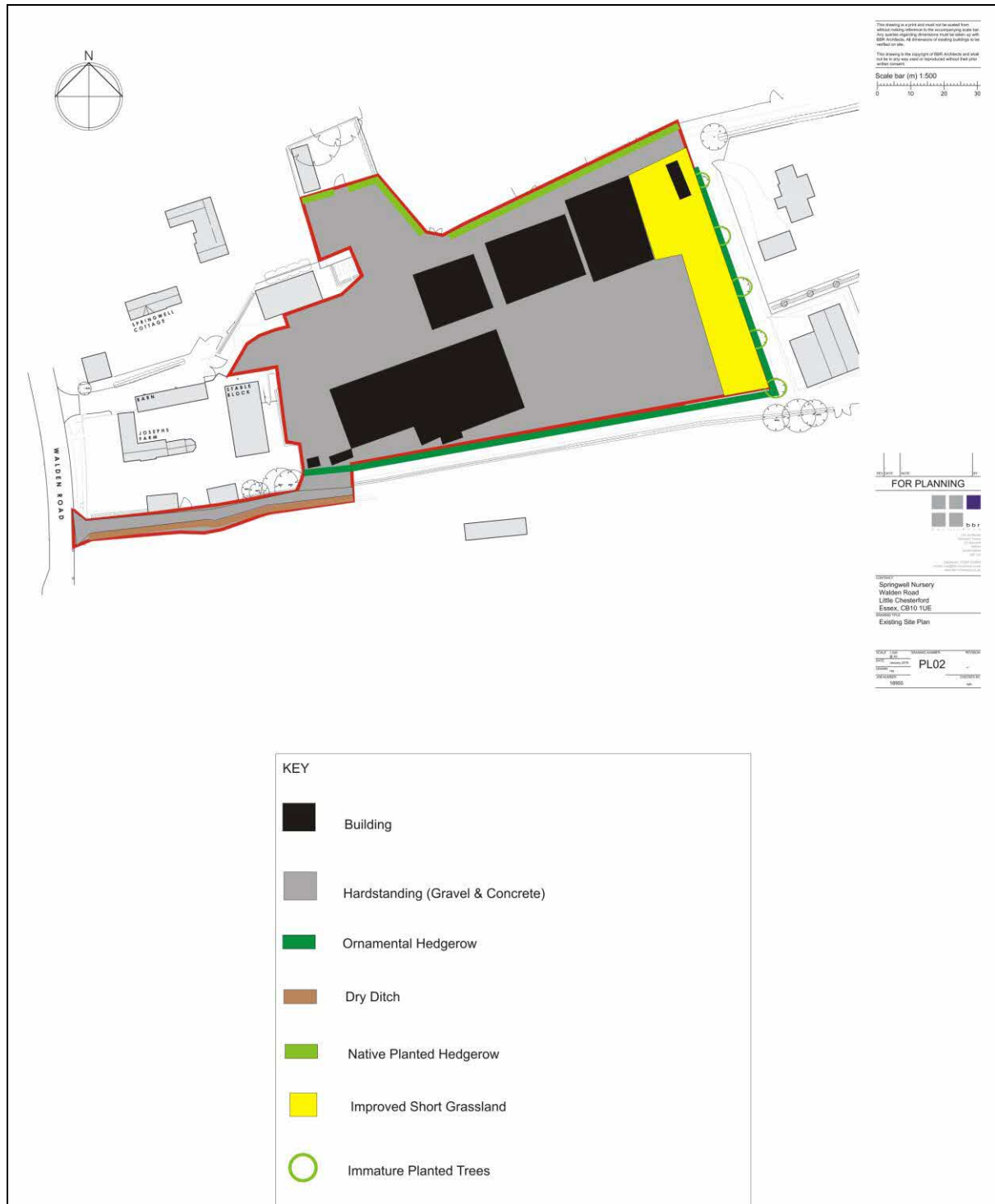
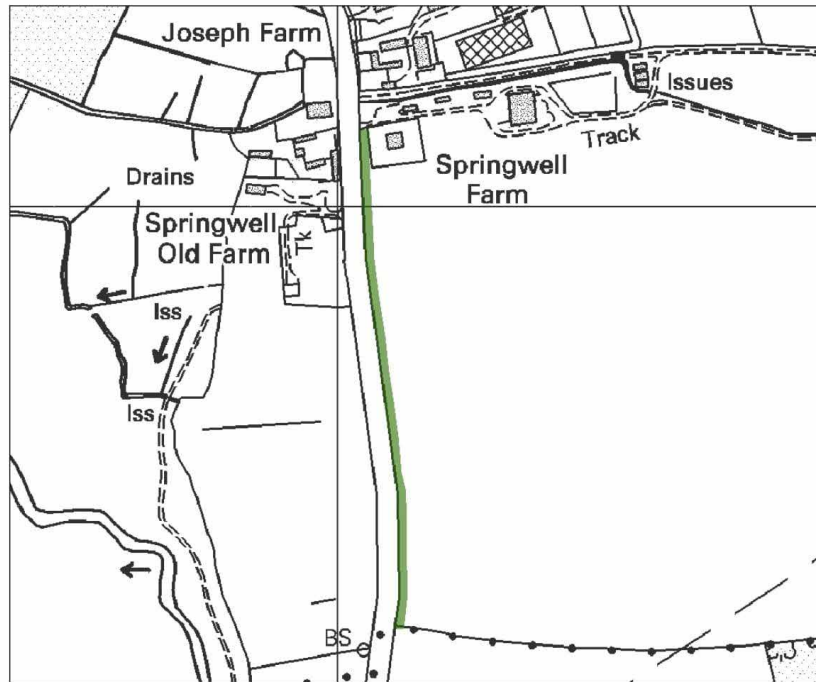


Figure 2: Proposed Development



Figure 3: Special Roadside Verge

LOCAL WILDLIFE SITES.
UTTLESFORD DISTRICT
Ufd82. Little Chesterford Verges



Reproduced from the Ordnance Survey® mapping by permission of Ordnance Survey® on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright. Licence number AL 100020327

Ufd82. Little Chesterford Verges (0.33 ha) TL 519418 to TL 520406

These three sections of road verge comprise part of an Essex County Council protected Roadside Verge UTT24b. They support an important chalk grassland flora, which includes Wild Liquorice (*Astragalus glycyphyllos*), Small Scabious (*Scabiosa columbaria*), Greater Knapweed (*Centaurea scabiosa*), Wild Basil (*Clinopodium vulgare*), Lady's Bedstraw (*Galium verum*), Restharrow (*Ononis repens*), Common Broomrape (*Orobanche minor*) and Hoary Plantain (*Plantago media*).

The northernmost section includes grassland recreated on the route of the former road, which was diverted when the Chesterford Park access road roundabout was constructed. The soil came from the section of verge disrupted by this road realignment. The northernmost section of the current road verge, reprofiled during the recent junction improvement works, supports a large population of the Essex Red Data Listed Hawkweed Ox-tongue (*Picris hieracioides*), along with a few plants of Wild Liquorice, and frequent Red Bartsia (*Odontites vernus*).

Date of selection/last revision: 2007

Appendix 2: Photographs

Photograph 1: Improved short grassland in east of the site proposed to be community greenspace at Springwell Nursery.



Photograph 2: Improved short grassland in east of the site proposed to be community greenspace at Springwell Nursery.



Photograph 3: Existing site entrance looking from east to west at Springwell Nursery.



Photograph 4: Small area of disturbed, short grassland which may require impact north of the existing entrance (not the Special Roadside Verge) at Springwell Nursery.



Photograph 5: Existing entrance at Springwell Nursery

