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**From:** Rachel McKeown - Strategic Development Engineer <Rachel.Mckeown@essex.gov.uk>  
**Sent:** 04 September 2025 10:25  
**To:** Planning <planning@uttlesford.gov.uk>  
**Subject:** (60804) UTT/25/2203/SO - Land North Of Birchanger And South Of Stansted - highways consultation response

UTT/25/2203/SO | Request fo Scoping Opinion for - Up to 520 new homes (Use Class C3) and up to 20,000 sqm of commercial floor space with public open space, new access, active travel routes between the Birchanger Site and Stansted Mountfitchet and Sustainable Urban Drainage System | Land North Of Birchanger And South Of Stansted

Good morning,

We agree with the recommendation within the submitted Environmental Impact Assessment Scoping Report that Transport is scoped into the EIA for the Proposed Development.

For information, the Highway Authority will require a full Transport Assessment (and Travel Plan) to accompany any submitted planning application. The Transport Assessment should consider all the transport implications of the proposals, in terms of accessibility to other modes of sustainable travel, highway safety, capacity and efficiency. It should also include full details of any highway mitigation that will be necessary with associated independent Stage 1 Road safety Audit. The proposal should also take account of construction traffic and any impact of the development on the Public Rights of Way network.

Kind regards,

**Rachel McKeown**  
Strategic Development Engineer



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