

Essex County Council
Planning and Development
CG05, County Hall
Chelmsford
Essex CM1 1QH



Uttlesford District Council
1 SAXON WAY
SAFFRON WALDEN
ESSEX
CB11 4EQ

Our ref: 60804

Date: 28/08/2025

Dear Sir or Madam

Forest Hall Road (South of)/Parsonage Lane (East of) (x 3 sites), Stansted Mountfitchet Without Prejudice - UTT/25/2203

IP response to LPA re EIA Scoping consultations

Thank you for providing details of the above EIA Scoping Report for proposed development on Request for 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.

When considering Early Years & Childcare and Primary and Secondary education, as part of the proposals at this development site, the developer should review and reference the Developers Guide to Infrastructure Contributions (Revised 2024) (or as updated or superseded) as well as planning policy requirements for the site. It should be ensured that consideration is given to the full range of potential impacts on education including impact on early years and childcare, mainstream education (primary and secondary), special educational needs, and post-16 education opportunities. This includes investigating sufficiency of education and childcare facilities, within statutory walking distances via safe and direct routes and developing a suitable strategy to mitigate the impact on local services as a result of the demand generated. Should the nearest school not fall within the statutory distance, school transport contributions would be required.

Contributions towards education and early years as required as well as mitigation against any impact on other social and community infrastructure such as libraries should be secured through Section 106 Planning Obligations.

Yours faithfully

Samantha Blackwell
Infrastructure Planning Officer

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