



Our Ref NH/25/1250  
Your ref: Utt/25/2203/SO

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10 October 25

## **Town and Country Planning (Development Management Procedure) Order 2010**

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, travel routes between the Birchagger Site and Stansted Mountfitchet and Sustainable Urban Drainage System

Land North Of Birchagger And South Of Stansted

Thankyou for consulting on a formal request for a scoping opinion on the above proposed development which was received on the 17 August 25

As you may be aware Highways England is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). As such we have responsibilities for managing the SRN in accordance of our licence and in general conformity with the requirements of the Highways Act 1980 and to satisfy the reasonable requirements of road safety. In respect of this proposal, the nearest trunk road is the A47

As detailed in the accompanying Environmental Impact Assessment Scoping Report.

I have the following comments to make on the Scoping Report

1. The applicant considers that the scheme falls under Schedule 2 of the EIA Regulations 2017 and therefore an Environmental Statement will be required to support any planning application. Highways England agrees with this position.
2. The report references a need for a transport assessment and detail in appendix # The assessment should be undertaken in accordance with Dft



Circular 02/2013 “The Strategic Road Network and the Delivery of Sustainable Development”

3. The Transport Assessment should be informed by a Walking Cycling and Horse Riding Assessment Report (WCHAR)

Yours faithfully



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CC the planning inspectorate