

UTTLESFORD DISTRICT COUNCIL

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Rosie Williams
Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

13th October 2025

Your ref:
69630/03/SB/RW/34067142v2

Our ref: UTT/25/2203/SO

Please ask for: Chris Tyler

Tel: 01799 510547
Email: ctyler@uttlesford.gov.uk

Dear Rosie Williams

RE: REQUEST FOR AN EIA SCOPING OPINION UNDER REGULATION 15 OF THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (AS AMENDED)

PROPOSAL: 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

SITE: LAND TO THE NORTH OF BIRCHANGER AND SOUTH OF STANSTED

Thank you for your submission received 14th August 2025 requesting a scoping opinion in respect of the above proposed development for Proposal: 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.

The submitted scoping report is accompanied by:

- A plan sufficient to identify the land,
- Description of the nature and purpose of the Proposed Development, including its
- Location and technical capacity,
- Explanation of the likely significant effects of the Proposed Development on the environment.

The purpose of the Scoping Opinion is to identify the key issues relating to the proposed development- policy; economic, social and environmental matters - to ensure that they are subject to the appropriate level of assessment and thereby providing a focus for the submitted Environmental Statement (ES).

Introduction

Under Part 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, Pegasus Group has submitted a Scoping Opinion Request to Uttlesford District Council (UDC) in respect of the relevant topics to be included in an Environmental Statement in support of a proposed planning application as described above.

The Scoping Request requires as part of the iterative EIA process defined in Regulation 4(1) of those Regulations UDC to form at this time its opinion under Regulation 15 of the Environmental Impact Assessment Regulations 2017 (as amended) in relation to the scope and level of detail of the information to be provided in an Environmental Statement (ES) to accompany an application for permission envisaged to be made under the Town and Country Planning Act 1990, and in respect to the likely significant effects of the development envisaged by the Scoping Report accompanying the request.

In line with that process, Regulation 15(9) entitles Uttlesford District Council subsequently to require additional information in connection with any statement submitted as an Environmental Statement. Regulation 25(1) also entitles Uttlesford District Council to request further information in due course if necessary. These provisions reinforce the iterative nature of the EIA process. The submitted Scoping Report dated 14 August 2025 has provided a brief description of the nature and purpose of the development envisaged, including its location and technical capacity, and an explanation of the likely significant effects of that development on the environment and those that are proposed to be excluded.

The Scoping Report has been consulted upon and advertised in accordance with Regulation 15(4) of the EIA Regulations 2017. Any representations made and can be found at:

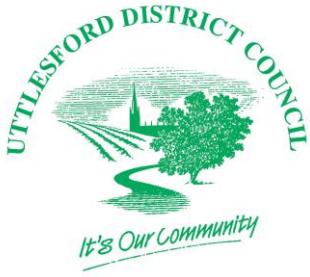
<https://publicaccess.uttlesford.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>

Further, the Local Planning Authority have also attached copies of consultee responses to the consultation referred to above and had regard responses to this consultation in the preparation of this Scoping Opinion.

This Scoping Opinion is concerned with the envisaged likely significant effects of the proposed development on the information currently available. At this stage of the EIA process, UDC has had regard to the explanation of the likely significant effects on the environment in the Scoping Report, to the representations that have been received in relation to it, and to the information UDC is required to take into account under Regulation 15(6) and to the potential requirements of the EIA Regulations 2017.

Uttlesford District Council notes from the submitted Scoping Report the relevant identified categories for consideration of potential likely significant effects to be expanded upon in the Environmental Statement (i.e., to be included within the ES), namely as follows.

- Transport and access.
- Air quality.
- Noise and vibration.
- Biodiversity and ecology.
- Landscape and visual impact.



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- Climate change and greenhouse gas emissions.
- Socio-economics.

The Scoping Opinion of Uttlesford District Council is attached at Appendix A to this letter, however, in summary and for the avoidance of doubt the following table sets out the conclusion in relation to each environmental topic.

Summary of the Scoping Opinion

Environmental Topic	Scoped In/ Scoped Out
Landscape and Visual Amenity	Scoped In
Socio-economics.	Scoped In
Transport and Access	Scoped In
Air Quality	Scoped In
Noise and Vibration	Scoped In
Biodiversity and Ecology	Scoped In
Flood Risk and Drainage	Scoped In
Climate Change and Greenhouse Gas	Scoped In
Public Health	Scoped In
Archaeology and Cultural Heritage	Scoped Out
Land Use and Agricultural Resources	Scoped Out
Ground Conditions and Contamination	Scoped Out
Lighting	Scoped Out
Daylight, Sunlight and Overshadowing	Scoped Out
Electronic Interference	Scoped Out
Waste	Scoped Out
Vulnerability to Major Accidents and Disasters	Scoped Out

You will be aware that the Scoping Opinion is part of an iterative process set out under Regulation 4(1) and, under Regulations 15(9) and 25(1) of the 2017 Regulations (as amended) and, as Local Planning Authority, Uttlesford District Council is not precluded from requiring additional information in connection with any Environmental Statement in connection with an application for planning permission for the same development as was referred to in this Scoping Opinion.

Yours sincerely

Chris Tyler

Principal Planning Officer
Uttlesford District Council