



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510
Textphone Users 18001
Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Urban Design Consultation Response

The following notes are associated with Urban Design aspects only and are to be considered advisory and the opinion of specialist staff in relation to this particular matter.

Reference Nos.	UTT/25/2203/SO
Applicant	City And Country Stansted Ltd
Site Location	Land North Of Birchanger And South Of Stansted
Proposal Description	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

Summary of Proposals

The proposal is a scoping opinion request in relation to an EIA. From the aspects covered by the Scoping Report, the most pertinent with respect to Urban Design is Landscape and Visual Impact.

Summary of Comments

Landscape and Visual Impact to be scoped in.

Prepared by	Nick Phillips Principal Urban Design Officer
Date	2 September 2025