



# The Planning Inspectorate

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Uttlesford District Council

Your Ref:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Our Ref: S62A/2023/0017

Date: 25 April 2023

**Sent by email**

[REDACTED]

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Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 62A  
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
REGULATIONS 2017 (SI 571/2017 ('THE EIA REGULATIONS'))**

**Applicant:** FKY Limited

**Site Address:** Land at Tilekiln Green, Stansted, Great Hallingbury, CM22 7TA

We refer to the above application. The Secretary of State has considered the Application in accordance with Regulation 12 (1) of the above Regulations.

The development proposed, the creation of an open logistics facility with associated new access and ancillary office and amenity facilities falls within the description at 10 (b) of Schedule 2 to the EIA Regulations. Having taken into account the criteria in Schedule 3 to the above EIA Regulations, the Proposed Development would not be likely to have significant effects on the environment for the following reasons:

The Proposed Development exceeds the thresholds in Schedule 2 and is identified as being in proximity of the Hatfield Forest National Nature Reserve and Site of Special Scientific Interest (SSSI) and the Flich Way Nature Reserve and SSSI, designated sensitive areas.

While there are concerns relating to the potential for nutrient enrichment as a result of road traffic, the applicant has produced an air quality assessment and addendum which has determined that there would be no significant impacts and considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, they would not be of sufficient magnitude and extent to result in significant effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulation 12(1) and 7(2) to (8) of the EIA Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under Regulation 28(1) of the EIA Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application.

This direction does not affect any duties of the applicant under other legislation, including The Conservation of Habitats and Species Regulations 2017.

Yours faithfully

*Lucy Hicks*

**Lucy Hicks**  
**EIA and Land Rights Manager**  
**(Signed with the authority of the Secretary of State)**

cc: The appellant's agent Ms Isabella Tidswell

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