



# The Planning Inspectorate

Environmental Services  
Operations Group 3  
Temple Quay House  
2 The Square  
Bristol, BS1 6PN

Customer Services: 0303 444 5000  
e-mail: [Environmentalservices@planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

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Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
England  
CB11 4ER

Your Ref: UTT/21/3596/OP

Our Ref: S26A/2023/0021

Date: 16 August 2023

**Sent by email:**

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Dear Sir / Madam

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')**

**Appeal by:** Dandara Easter Limited

**Site Address:** Moors Field, Station Road, Little Dunmow, Essex

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, application for the approval of reserved matters for appearance, landscaping, layout and scale for 160 dwellings and a countryside park pursuant to conditions 1 and 2 of outline planning permission UTT/21/3596/OP, falls within the description at 10b of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The Proposed Development is located within the Impact Risk Zones for Garnetts Wood Barnston Lays Site of Special Scientific Interest (SSSI), High Wood, Dunmow SSSI, and Hatfield Forest SSSI/National Nature Reserve (NNR). Mitigation is available through a financial contribution which can be secured through a s106 agreement.

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby

directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above 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 in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

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

Yours faithfully

*Jade Woodger-Bassford*

**Jade Woodger-Bassford  
EIA and Land Rights Advisor  
(Signed with the authority of the Secretary of State)**

CC: [REDACTED]

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