



# The Planning Inspectorate

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

Customer Services: 0303 444 5000  
e-mail: [REDACTED]

---

**Sent by email to:**

planning@uttlesford.gov.uk  
Cc

[REDACTED]

Your Ref:

Our Ref: S62A/2023/0028

Date: 12 December 2023

---

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:** Stockplace Investments Ltd

**Site Address:** Land off Chelmsford Road, Hartford End, Chelmsford, Essex

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 construction of up to 50 dwellings (Use Class C3) and associated access and bus stops with all matters reserved apart from access 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 is located within the Zone of Influence of the Blackwater Estuary (Mid Essex coast Phase 4) Ramsar site and Special Protection Area (SPA); and Essex Estuaries Special Area of Conservation (SAC), located c. 19.3km southeast.

There is potential for the Proposed Development to impact the Blackwater Estuary (Mid Essex coast Phase 4) Ramsar site and SPA; and Essex Estuaries SAC through an increase in recreational disturbance. Mitigation is available in the form of a financial contribution towards the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).

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. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are also not exceeded.

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,

*Sasha Clark*

**SASHA CLARK**  
**<EIA and Land Rights Advisor>**  
**(Signed with the authority of the Secretary of State)**

Cc: SPD Studio (Applicant's Agent)

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:*  
<https://acp.planninginspectorate.gov.uk/>