



Planning Inspectorate

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

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

Uttlesford Planning Department
Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex
CB11 4ER

Your Ref:

Our Ref: S62A/2025/0077

Date: 24 February 2025

Sent by email:

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: Mr Mark Wellings, Montare LLP

Site Address: Land West of High Street, Stebbing, 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, namely, the erection of 28 residential dwellings (comprising 14 affordable & 11 private market homes together with 3 self-build plots); provision of public open space and associated local amenity facilities (activating Local Green Space allocation); together with integrated landscaping and car parking (to include additional community parking facility) falls within the description at 10(b) 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 threshold criteria at 10(b) (iii) of schedule 2 to the above regulations are exceeded as the area of the development exceeds 5 hectares as the proposed area is 5.84 hectares and the proposed development falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Is situated 20m east of The Mount: a Motte Castle in Stebbing Park – a Scheduled Monument.

It is indicated that some grassland, wet woodland, tall forbs and other habitats impacting protected species, some trees and hedgerows would be lost to enable the proposed development. The Biodiversity Net Gain Assessment and other recommendations suggest that compensatory habitats and additional planting are proposed as mitigation.

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 effects. Whilst there is likely to be small scale impacts on habitats used by protected, important, or sensitive species of flora or fauna, significant effects are not likely to occur.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 12(1) and 7(2) to (8) 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

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Nigel Bennett, Magenta Planning Limited

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/>