

UTTLESFORD DISTRICT COUNCIL

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Mr Alex Cole
Savills
33 Margaret Street
London
W1G 0JD

8th April 2026

Our ref: UTT/25/2786/OP

Please ask for: Chris Tyler
ctyler@uttlesford.gov.uk

Dear Alex,

I write in relation to the above planning application and the submission of the Environmental Statement (ES) provided in support of the proposal.

Following detailed review of the Environmental Statement and associated application documents, the Local Planning Authority has identified several matters where further environmental information is required to enable a proper, robust and lawful assessment of the likely significant environmental effects of the development, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Regulation 25

Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 allows the Local Planning Authority to require the submission of further information where it considers that an Environmental Statement does not contain sufficient information to assess the likely significant environmental effects of a proposed development. In this instance, the Council considers that additional clarification, evidence and assessment are reasonably required to complete a lawful assessment. The Local Planning Authority has therefore issued a formal request for further environmental information under Regulation 25.

Scope of the Regulation 25 Request

The Regulation 25 request relates only to matters arising from the content and adequacy of the Environmental Statement, and includes (but is not limited to) the following:

1. Built Heritage and Historic Environment

Further information is required in relation to the Built Heritage Statement and associated heritage assessment, including:

- The scope and coverage of assessed heritage assets, including justification for the defined study area and the exclusion of other designated heritage assets;
- The quality and completeness of baseline information, including replacement of low-resolution or unclear plans and mapping;

- Assessment of non-visual impacts on heritage significance, including effects arising from traffic, noise, vibration, air quality and changes to character;
- A clearer and more robust justification for the conclusion of “a low level of less than substantial harm”, supported by appropriate evidence and policy assessment;
- Methodological transparency and objectivity, including clarification where assessed heritage assets are within the ownership or control of the applicant;
- Reconciliation between conclusions that indicate limitations at outline stage and the reliance placed on matters proposed to be deferred to reserved matters.

2. Surface Water Drainage and Flood Risk

Further environmental information is required to address matters raised by the Lead Local Flood Authority, including:

- Surface water network capacity and drainage strategy detail;
- SuDS design, performance and long-term management;
- Pollution control measures and interactions with water quality.

3. Ecology and Biodiversity

Further information is required to address matters raised by the County Ecologist, including:

- Ecological impact pathways and mitigation measures;
- Alignment between ecological mitigation proposals and the surface water drainage strategy;
- Potential impacts on habitats, protected species and downstream receptors.

4. Landscape and Visual Impact

Further information is required in relation to the Landscape and Visual Impact Assessment (LVIA), including:

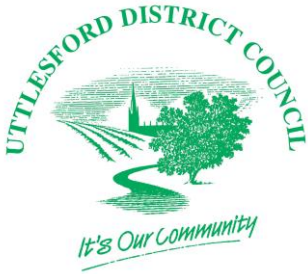
- Additional sections, verified wirelines, 3D views and planting details;
- Confirmation of proposed bund heights and their effectiveness;
- Visual testing of screening effectiveness in the short, medium and long term;
- Assessment of treatment at Ancient Woodland buffer areas.

5. Urban Design and Master planning (Additional Information – Not Regulation 25)

Urban design and master-planning matters were not included as part of the Environmental Impact Assessment scoping and accordingly do not form part of the Regulation 25 request for further environmental information.

However, to enable the Local Planning Authority to complete its assessment of the outline application, additional planning information is required in relation to urban design and master planning matters. These are requested separately from the Regulation 25 process.

The additional information sought relates to:



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- The Design Code, including clarification and strengthening of mandatory design principles and the distinction between fixed parameters and matters for later approval;
- Master planning principles, including character areas, density, scale and landscape-led structure;
- The proposed mobility hub and movement strategy, including how these elements would be secured at reserved matters stage;
- Additional illustrative material where relied upon to explain or justify the outline proposal.

Consultation Context

The need for further information has arisen through the Local Planning Authority's assessment of the submission, informed by consultation responses and representations and statutory consultee. Where matters relate to the adequacy of the Environmental Statement, they are required to be addressed through the Regulation 25 process.

Next Steps

The application will not progress to determination until the requested Regulation 25 information has been submitted and considered. Upon receipt, the further environmental information will be publicised in accordance with the EIA Regulations and any necessary re-consultation undertaken.

The purpose of these requests is to ensure that the Council can undertake a fully informed and lawful assessment of the application.

Should you wish to discuss the scope or format of the requested information, please do not hesitate to contact me.

Yours sincerely

Chris Tyler

Chris Tyler

Principal Planning Officer

