

Appendix 4

Stansted 025EMP.

Additional Threadneedle land in call for sites rejected by Uttlesford

Housing and Economic Land Availability Assessment Summary of Sites				 UTTLESFORD LOCAL PLAN Forward to Net Zero Carbon
Stansted 025 EMP - Stansted Northside, First Avenue, Stansted Mountfitchet, CM24 1RY				
Settlement: Site History: UTT/22/0434/OP pending. Outline application for demolition of existing structures and redevelopment of 61.86Ha to provide 195,100sqm commercial / employment development predominantly within Class B8 with Classes E(g), B2 and supporting food retail/ food/beverage/nursery uses within Classes E (a), E(b) and E(f) and associated access/highway works, substation, strategic landscaping and cycle route with matters of layout, scale, appearance and other landscaping reserved	Stansted	Source:	Call for sites	
				
USAGE:	Existing use:	Airport related uses	Proposed use:	General employment use including logistics
CAPACITY:	Area (ha):	103.53		
		Housing assumed capacity:		
		0		
		Employment floorspace (sqm)		
		414120		
Suitability Criteria				
National Constraints				
Land Classification	Brownfield	Settlement Development Limits	GREEN	
Local Policy Constraints				
Green Belt	GREEN	Countryside Protection Zone	AMBER	
Public Safety Zone	GREEN	Important Woodland	AMBER	
Special Verge	GREEN	Protected Lanes	GREEN	
Historic Park and Garden	GREEN	Protected Open Spaces	GREEN	
Neighbourhood Plan Designation	No			
Flooding				
Fluvial Flood Risk	GREEN		Groundwater Flood Zone	GREEN
Surface Water Flood Zone	GREEN			
Pollution				
Aircraft Noise Contour	AMBER		AQMA	GREEN
Groundwater Source Protection Zone	GREEN		Waste Consultation Area	GREEN
Natural Environment				
SSSI	GREEN	SAC, SPA and RAMSAR	GREEN	
National Nature Reserve	GREEN	Local Wildlife Site	AMBER	
Priority Habitat	AMBER	Ancient Woodland	GREEN	
Local Geological Site	GREEN	Right of Way	GREEN	
Landscape Sensitivity	GREEN	Heritage Sensitivity	AMBER	
TPO	GREEN	Hatfield Forest Zone of Influence	AMBER	

Essex Coast RAMS Zone of Influence	GREEN
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Historic Environment

Scheduled Monuments	GREEN	Archaeological Sites	GREEN
Listed Building	GREEN	Locally Listed Buildings	GREEN
Conservation Area	GREEN	Registered Parks and Gardens	GREEN

Highways and Access

Highways	AMBER
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Conclusions

Suitability	The Site is considered suitable.
Availability	There are no known availability issues on site.
Achievability	The site is likely to be achievable, subject to overcoming identified constraints.

Site Classification	B: Have potential to demonstrate suitability, availability, and achievability within 5-15 years.
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