

Core Policy 12 Stansted Airport Countryside Protection Zone

An area around Stansted Airport (the Stansted Airport Countryside Protection Zone) is protected from development to conserve and enhance the 'rural' character of the area around the Airport. The area is shown by the Policies Map and **Appendix 9**.

Within the defined area, development will be permitted where, all of the following apply:

- i. proposals will not (either individually or cumulatively) diminish the physical and / or visual separation between settlements within the CPZ and Stansted Airport
- ii. proposals will not adversely affect the open characteristics of the Countryside Protection Zone
- iii. proposals will protect individual settlement identity, and
- iv. proposals will implement positive landscape measures which would strengthen characteristic landscape patterns within the CPZ, in accordance with the guidelines set out within the Uttlesford Landscape Character Assessment.

Delivery of Transport Infrastructure within the South Uttlesford Area

- 6.50 To maximise the opportunities for the delivery of sustainable transport and active travel within the South Uttlesford area, the strategic allocations are required to contribute to strategic transport improvements including the delivery of active travel routes and infrastructure, improvements to bus services and the provision of car clubs and e-bikes. These measures will be supported by robust travel planning and travel plan monitoring, and the development proposals should prioritise the provision and enhancement of active travel connections to key services, rail stations and schools.
- 6.51 The interventions will ensure that the development proposals provide a realistic alternative to the car and mitigate any additional pressure on the highway network resulting from the development proposals.
- 6.52 The strategic mixed-use development at Takeley will be expected to implement a framework to deliver a 'Monitor and Manage' approach to understanding the long term transport implications stemming from the development site. This approach will include the regular monitoring of agreed sections of the network



and the identification of a developer contribution fund that can be drawn down to implement agreed interventions. The developer will agree the scale and approach with the highway authority.

- 6.53 The Local Plan supports the enhancement of the Stansted Airport transport interchange including enhancements to the wider bus network and train services. Collaboration with the Airport, the Highway Authority and transport partners is important for managing the interchange's functions in serving the Airport while also enabling sustainable access locally to and from Takeley and the proposed mobility hub at Land south of A120. This facility will enable safe access to sustainable transport routes via walking, cycling and local bus connections and improve connectivity to nearby settlements.
- 6.54 The South Uttlesford Area benefits from a good network of Public Rights of Way (PROW). All new developments will be required to improve the connectivity and attractiveness of routes in the vicinity of the development site, and to provide new routes where indicated in the proposed Development Templates for the sites (**Appendix 3**).
- 6.55 Of particular importance is the Flich Way, a strategic footpath (NCN16) utilising the former railway line that ran between Braintree and Bishop's Stortford between 1869 -1952. An assessment of issues relating to the condition and function of the Flich Way has been completed⁵⁵ and a full costed programme of works to include its role as a wildlife corridor is being prepared. Once a costed programme has been agreed, developers will be required to make an appropriate contribution to its implementation.
- 6.56 It is important that transport improvements are made within the South Uttlesford Area as set out within **Core Policy 13** with focus on delivering active travel connections and sustainable transport enhancements including improved bus services and enhanced links to the Airport. The development sites in Takeley will deliver active travel routes from the strategic sites along the B1256 linking communities and to Stansted Airport. Detailed discussions will be required with the Airport and highway authority on delivering this infrastructure.
- 6.57 Details of all the transport schemes and interventions required for the South Uttlesford Area are detailed in the Transport Evidence Topic Paper⁵⁶.

55 Transport Initiatives (2023) Flich Way Links - Options Study. www.uttlesford.gov.uk/2023-Draft-Plan-Evidence-Base

56 UDC (2024) Transport Evidence Paper. www.uttlesford.gov.uk/reg-19-evidence