

CONSTRAINTS SHEET

Date Received: 21st January 2025	Date of Expiry:	Easting: 565810	Northing: 224640
Date At Committee:	Decision Level:	Parish: Stebbing	
Site Address:	Ward Member: Cllr John Evans Richard Silcock	Application Number: UTT/25/0151/PINS	UPRN: 010094832472
Land West Of High Street, Stebbing, Essex			

	TPO Area Polygons Reference Number: 1/76/61 Category: 2 Tree Type: Various see schedule
	Archaeological Site Site Number: 1179 Details:
	Archaeological Site Site Number: 1336 Details:
	Archaeological Site Site Number: 1276 Details:
	Cons Area (GGP - GMS Constraints) Stebbing
	Within Flood Plain Zone 2 Flood Plain Zone: Flood Zone 2
	Within Flood Plain Zone 3 Flood Plain Zone: Flood Zone 3
	Road Classification- Line Road Name: Hill Croft Cottages Road Number: 3004 (Unclassified) Route Number:
	Road Classification- Line Road Name: High Street Road Number: 3004 (Class III) Route Number:
	Road Classification- Line Road Name: The Downs Road Number: 3004 (Class III) Route Number:
	Aerodrome Direction Description: Consultation of National Air Traffic Services (NATS) for all windfarm development. Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL

	Area Colour: windfarm
	<p>Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for any development with the potential to attract birds to the vicinity of the airport, (this includes gravel extractions, landfill sites, reservoirs, sewage works, nature reserves and major landscaping schemes). Area Colour: ebirds</p>
	<p>Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet). Area Colour: 90m</p>
	<p>Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all windfarm development. Area Colour: windfarm</p>
	<p>Water Authority Description: Anglian Water Colchester (W2)</p>
	<p>Floodzone Centre Lines Watercourse Name: Stebbing Brook (26)</p>
	<p>Public Right of Way Description: Stebbing Type: Footpath Site Name: Uttlesford</p>
	<p>Conservation Area 50m Buffer Zone Description: 50m Buffer Zone for Stebbing</p>
	<p>Mineral Safeguarding Area Description: Sand/Gravel</p>
	<p>Within 100m of Local Wildlife Site Location: STEBBING - HILL CROFT COTTAGES Site No: Ufd270</p>
	<p>Within 100m of Special Verge Location: Stebbing - The Downs Verge No: UTT29</p>
	<p>Within 250m of Local Wildlife Site Location: STEBBING - HILL CROFT COTTAGES Site No: Ufd270</p>
	Within Floodzone 3a + Climate Change
	Within Floodzone 3b
	<p>Outside Development Limits Description: Outside Development Limits</p>