

Countryside Protection Zone

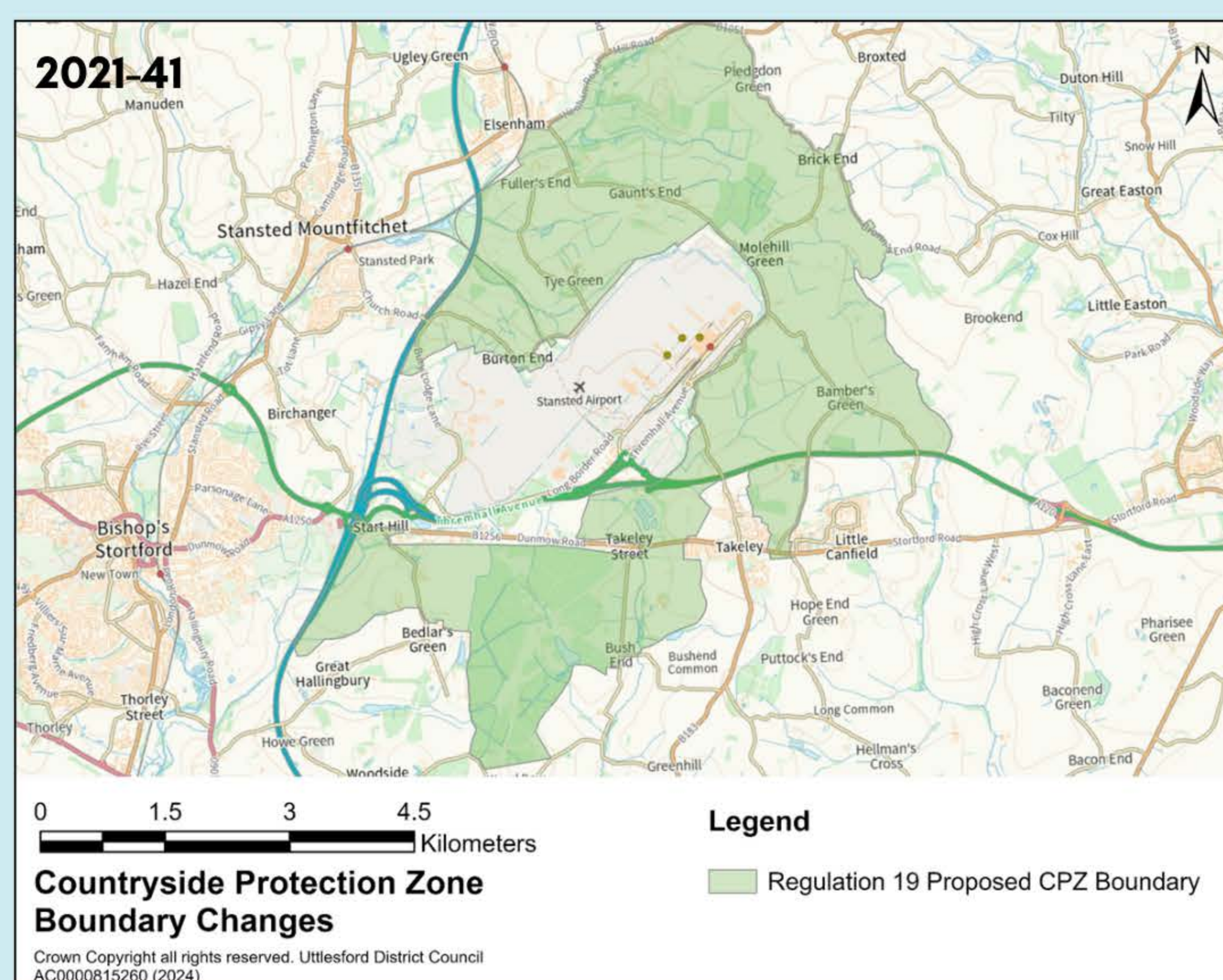
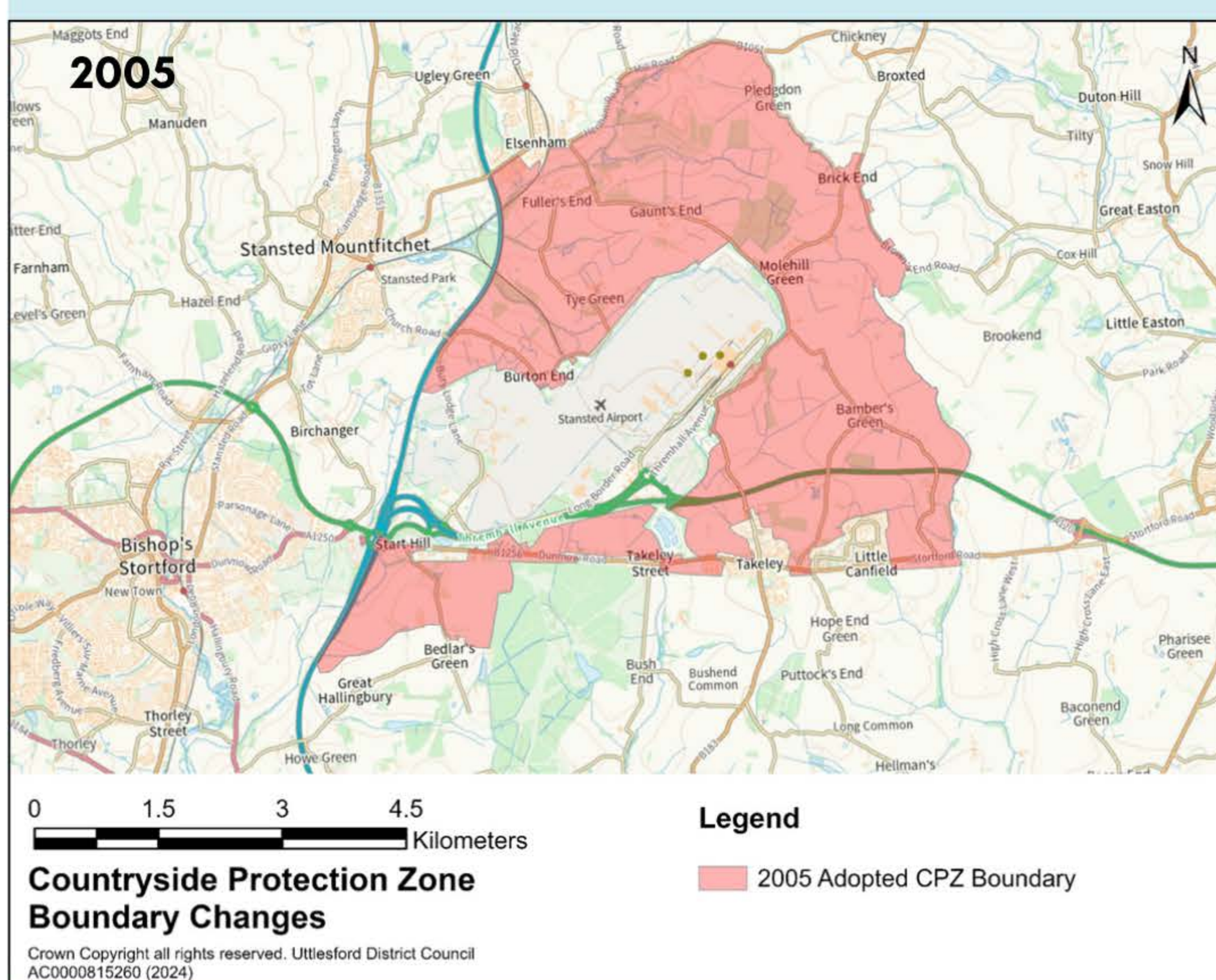
Context

The Uttlesford 1995 Local Plan introduced a 'Countryside Protection Zone' (CPZ) policy that identified land parcels around the Airport that would be protected from development in order to safeguard the 'rural' nature and setting of Stansted Airport. It was also included in the 2005 Local Plan.

A review of the original CPZ reveals substantial change has occurred in the area since 1995 and that the effectiveness of the CPZ has been mixed. For these reasons, the CPZ area is amended to ensure the rural setting of the Airport continues to be protected, including the expansion of the original CPZ to ensure the countryside setting of the Airport continues to be protected in light of development already permitted, but that the sustainable development set out by this Plan is removed from the CPZ area.

For more information on the rational behind the changes please refer to the **Countryside Protection Zone Review Paper**.

Boundary Change



Regulation 19 Policy Wording

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:

- proposals will not (either individually or cumulatively) diminish the physical and / or visual separation between settlements within the CPZ and Stansted Airport
- proposals will not adversely affect the open characteristics of the Countryside Protection Zone
- proposals will protect individual settlement identity, and
- 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.