

CONSTRAINTS SHEET

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| Date Received: 25th October 2023 | Date of Expiry: | Easting: 555416 | Northing: 238945 |
| Date At Committee: | Decision Level: | Parish: Saffron Walden | |
| Site Address: | Ward Member: | Application Number: UTT/23/2686/FUL | UPRN: 010094831643 |
| | Cllr H J Asker Cllr Richard Freeman | | |
| G R8 Tool Hire Ltd Unit 4, Dean Way, Saffron Walden | | | |

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| 1. | Within Development Limits Location: SAFFRON WALDEN. |
| 2. | Appeal Polygons Appeal Allowed Nature of Appeal: Outline permission with all matters other than access reserved for the erection of up to 55 dwellings, up to 3,650m ² of B1, B2 and or D2 floorspace in the alternative, (with the maximum GIA of the D2 floorspace not to exceed 940m ²) and the erection of up to 335m ² of A1 floor space (with the net retail sales area not to exceed 279m ² GIA) together with associated open space, landscaping, parking and supporting infrastructure. Address: Commercial Centre Ashdon Road Saffron Walden Essex CB10 2NH |
| 3. | Contaminated Land Historic Land Use Area Reference: s167100008461 Description: Factory or works - use not specified |
| 4. | Oil Pipeline Hazardous Installation Description: 500m Consultation Area. |
| 5. | Oil Pipeline Hazardous Installation Description: HSE Consultation Zone (OUTER ZONE) |
| 6. | Oil Pipeline Hazardous Installation Description: HSE Consultation Zone (MIDDLE ZONE) |
| 7. | 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 |
| 8. | Aerodrome Direction Description: Consultation of National Air Traffic Services (NATS) for all buildings, structures & erections exceeding 45m in height (147.6 feet). Address: NATS, Navigation & Spectrum, 4000 Parkway, Whiteley, Fareham, Hampshire. PO15 7FL Area Colour: 45m |
| 9. | Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all buildings, structures, erections and works exceeding 90 metres in height (295.3 feet). |

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| | Area Colour: 90m |
| 10. | Aerodrome Direction Description: Consultation of Stansted Airport (BAA) for all windfarm development. Area Colour: windfarm |
| 11. | Water Authority Description: Anglian Water Colchester (W2) |
| 12. | Pollution Control (site within 500m) Description: WITHIN 500M OF POLLUTION CONTROL SITE |
| 13. | Mineral Safeguarding Area Description: High purity chalk (93-98% CaCO ₃):Cretaceous White Chalk Subgroup |
| 14. | Within 100m of Local Wildlife Site Location: SAFFRON WALDEN - ASHDON ROAD. Site No: Ufd124 |
| 15. | Within 100m of Special Verge Location: Saffron Walden - Ashdon Road. Verge No: UTT45 |
| 16. | Within 250m of Local Wildlife Site Location: SAFFRON WALDEN - ASHDON ROAD. Site No: Ufd124 |
| 17. | Parish Edge Description: Within 200m of Parish Boundary - check Constraints map |
| 18. | SSSI Impact Risk Zones - Natural England ID Number - See Spreadsheet: 50 |
| 19. | |