

Report of Alan Storah to Radwinter Parish Council

27th January 2020

1. Local Plan

The Inspectors have recently issued a letter following the Stage 1 hearing sessions into the draft Uttlesford Local Plan. The Council had progressed the plan because, whilst it was flawed, successful progression to adoption would have resulted in the district having a 5 year housing land supply thus ending the current developer 'free-for-all'. However, the Inspectors found the plan to be 'unsound' concluding, at para. 128, that ".....we are of the view that withdrawal of the plan from examination is likely to be the most appropriate option." Nevertheless, the council will carefully consider the options available to it, together with the potential implications of each, before determining how to proceed in order to best benefit the district and its residents.

The Inspectors found fault with the evidence substantiating transport and infrastructure provision, financial viability, control over the delivery of new settlements, the locations of proposed new homes and the proposals to build 3 new settlements all at the same time. With regard to the proposed new settlements at Great Chesterford and Easton Park, the Inspectors had additional specific concerns about impact to the historic environment. They concluded their report with "The Garden Communities are insufficiently justified and have not been shown to have a reasonable prospect of being delivered as submitted."

The letter can be viewed at https://www.uttlesford.gov.uk/media/10107/ED-82-Inspectors-letter-to-UDC-following-the-Stage-1-hearing-sessions/pdf/ED82_Post_stage_1_hearings_letter_to_the_Council_-_Final_10.1.20_.pdf?m=637146018196430000.

2. Stansted Airport

In November 2018 Uttlesford District Council's Planning Committee resolved to grant approval of the Manchester Airports Group's (MAG) planning application for: 'Airfield works comprising two new taxiway links to the existing runway (a Rapid Access Taxiway and a Rapid Exit Taxiway), six additional remote aircraft stands (adjacent Yankee taxiway); and three additional aircraft stands (extension of the Echo Apron) to enable combined airfield operations of 274,000 aircraft movements (of which not more than 16,000 movements would be Cargo Air Transport Movements (CATM)) and a throughput of 43 million terminal passengers, in a 12-month calendar period', subject to the S106 Agreement.

The Planning Committee met again recently to consider the adequacy of the S106 Agreement as well as any potential new material considerations and/or changes in circumstance since the committee resolved to grant planning permission. The meeting was held over two days - Friday 17 January and Friday 24 January. The first day was the formal public speaking part of the meeting, including representations from town and parish councils. The meeting was then adjourned until 24 January when the Planning Committee heard representations from a number of district councillors, Stop Stansted Expansion (SSE)

and MAG. The committee then considered the recommendations made in the officer's report and all of the representations made before deciding whether to authorise the release of a decision notice formally approving the application. The committee determined to refuse permission for reasons relating to noise, air quality and climate change that it agreed were material planning changes since the committee previously resolved to grant permission subject to a satisfactory 106 Agreement.

Unfortunately, at the meeting on 24th January, the broadcasting system failed. Officers worked throughout the day, in liaison with the supplier, to identify and rectify the problem but without success. It has now been established that the back-up local recording of the meeting also failed, meaning that an audio recording of the meeting will not be available on the council's website. UDC sincerely apologise to those who had wanted to 'listen in' or 'listen again' to the meeting.

3. Planning applications

This is to remind the council that I have 'called in' the following two planning applications:

1. UTT/19/2972/OP Outline planning application, with all matters reserved except access, for the erection of 3 residential dwellings on land at Plough Ridge, Walden Road; and
2. UTT/19/3104/FUL Erection of 1 detached dwelling with associated landscaping works and new vehicular access on land at 2 Mill End Cottages, Ashdon Road

such that either or both will be determined by UDC's Planning Committee if the case officer's recommendation is that permission should be granted.