

Committee: Planning Policy Working Group

Agenda Item

Date: 26th April 2016

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Title: Countryside Protection Zone review

**Author: Jeremy Pine, Planning Policy /
Development Management Liaison Officer**

Summary

1. The Council has commissioned a review of the Countryside Protection Zone (CPZ) as part of the evidence base for the new Local Plan. The review is being carried out by Land Use Consultants (LUC).
2. Stage 1 has now been completed, which sets out the methodology and assessment framework that the consultants will use to carry out the CPZ review. LUC will attend the meeting to present their Stage 1 work, which the Working Group is asked to endorse.
3. The final (Stage 2) report on the review will be presented to the June meeting of the Working Group prior to its adoption into the Local Plan evidence base.

Recommendations

4. That the Working Group endorse the Stage 1 methodology that LUC will use to undertake the CPZ review.

Financial Implications

5. Costs of the review are being met from existing budgets.

Background Papers

6. None

Impact

- 7.

Communication/Consultation	The final Stage 2 review document will be published on the website.
Community Safety	N/A
Equalities	The policy documents which will be prepared are subject to separate equalities impact assessments.
Health and Safety	N/A

Human Rights/Legal Implications	N/A
Sustainability	The policy documents which will be prepared are subject to separate sustainability assessments.
Ward-specific impacts	All
Workforce/Workplace	Existing staff resources.

Situation

8. The CPZ is located to the north, east and south of the boundary of Stansted Airport, and is contiguous with a part of the Metropolitan Green Belt (MGB) which lies to the west of the M11. A separate review of the MGB has been carried out, the findings of which were reported to the Working Group in March. The CPZ review complements the MGB review to produce an up to date evidence base for this type of spatial policy.
9. The CPZ was first included in the 1995 adopted Uttlesford District Plan, and was carried forward without major review into the 2005 adopted Uttlesford Local Plan. The relevant plan policy is Policy S8 (The Countryside Protection Zone) which states:

“The area and boundaries of the Countryside Protection Zone around Stansted Airport are defined on the Proposals Map. In the Countryside Protection Zone planning permission will only be granted for development that is required to be there, or is appropriate to a rural area. There will be strict control on new development. In particular development will not be permitted if either of the following apply:

- a) New buildings or uses would promote coalescence between the airport and existing development in the surrounding countryside;*
- b) It would adversely affect the open characteristics of the zone.*

10. A copy of the brief that was issued for the CPZ review is attached. Paragraph 4.2 of the brief sets out the work that has been included in Stage 1, and which will be the subject of the presentation by LUC.

Risk Analysis

11.

Risk	Likelihood	Impact	Mitigating actions
The new Local Plan may be found unsound if it has not been	1. The production of robust evidence	3. If the Plan is found unsound, there will be	Ensure that the evidence base is kept up to date and refreshed as

prepared in accordance with up to date and robust evidence.	using experienced consultants reduces the risk.	delay and uncertainty.	necessary.
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1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.