



**The Town and Country Planning  
(Section 62A Applications) (Hearings) Rules 2013**

**ISSUES REPORT  
and  
OUTLINE AGENDA**

**Application Reference No:** s62A/2023/0022

**Applicant:** Stansted Airport Limited (STAL)

**Proposal description:** *Partial demolition of the existing Track Transit System and full demolition of 2 no. skylink walkways and the bus-gate building. Construction of a 3-bay extension to the existing passenger building, baggage handling building, plant enclosure and 3 no. skylink walkways and associated hardstanding*

**Site address:** London Stansted Airport , Bassingbourn Road, Stansted,  
Essex CM24 1QW

**Report by:** Mr Cullum Parker, BA(Hons) PGCert MA FRGS MRTPI IHBC

**Issue date:** 6<sup>th</sup> October 2023

**Consultation period:** 7 August to 22 September 2023

**Hearing to be held on:** Tuesday 17<sup>th</sup> October 2023

**Hearing Location:** Uttlesford District Council Offices, Saffron Walden

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## Proposal and background

1. This application was made under Section 62A of the *Town and Country Planning Act 1990*, which allows for applications directly to the Planning Inspectorate where an LPA has been designated by the Secretary of State.
2. As the appointed person, I have determined that a Hearing is appropriate in this case. This is to be held on 17 October 2023 at Uttlesford Council Offices, Saffron Walden.
3. It will be conducted in accordance with *The Town and Country Planning (Section 62A Applications) (Hearings) Rules 2013*. This Issues Report is issued in accordance with Rule 5 of these Rules.
4. The application has been screened under *The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017*, (as amended) by the SoS. On 8 August 2023, the Secretary of State considered the Application in accordance with Regulation 12(1) of the *Environmental Impact Assessment Regulations 2017 (SI 571/2017)*. They directed that this development is not Environmental Impact Assessment (EIA) development.
5. The application seeks the partial demolition of the existing Track Transit System (TTS) and full demolition of two skylink walkways and the bus-gate building. Construction of a 3-bay extension to the existing passenger building, baggage handling building, plant enclosure and three skylink walkways and associated hardstanding. This would create around 52,445m<sup>2</sup> of new floorspace.
6. There is also an area to the west of the airport off Bury Lodge Lane, indicated on the site plan, where Biodiversity Net Gain (BNG) will be delivered.
7. The proposed changes are sought in order to improve the currently constrained passenger processing capacity and retail provision of the airport. This is related to the aim of the airport operator to increase the terminal capacity up to 43 million passengers per annum (mppa) and improving the visitor experience.
8. The principle of increasing the number of passengers per annum and associated aircraft movements including some works to facilitate this, was established by planning permission granted following an appeal heard by Inquiry ref APP/C1570/W/20/3256619 on 26 May 2021. The planning application seeks to extend the existing terminal building with an increased footprint of around 16,500 m<sup>2</sup> with the 'rear' extension proposed around 306metres by 54 metres<sup>1</sup>. Roof eaves and profile would be aligned to match existing, and this would also be replicated in the facade with the continued use of glass and solid cladding. There would also be the erection of skylink walkways and baggage handling building.
9. In 2017, the local planning authority granted permission under refence UTT/16/3566/FUL for, amongst other works, an arrivals building. It is understood that the Council considers that this remains extant.<sup>2</sup>

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<sup>1</sup> See Design and Access Statement, page numbered 27

<sup>2</sup> Officers Report to Planning Committee, page 55, paragraph 3.9

## **Representations**

10. The application was made on 27 July 2023 and validated on the 7 August 2023. Notifications were then made with responses due by 22 September 2023. The comments have informed the main issues.
11. All comments have been provided and published on the gov.uk website relating to this case.
12. Uttlesford District Council submitted a comprehensive Officer's Committee Report and confirmed that the Local Planning Authority does not object to the development.

## **Main Issues**

13. The following, in my opinion, are the main issues to be considered in respect of the relevant application:
  - (i) The effect of the proposal on any heritage assets;
  - (ii) Whether or not the proposal seeks an increase in passenger numbers that would result in any potential significant effects; and
  - (iii) The benefits of the proposal, compliance with the development plan, and the overall planning balance.

## **Conditions**

14. The Council and some consultees have recommended or suggested conditions if the application is to be permitted. Without prejudice, these will be discussed at the Hearing as appropriate. Any discussion of their merits does not indicate that a decision has been made on the application, but only that the conditions suggested are to be assessed as to whether they are necessary, relevant, enforceable, precise and reasonable.
15. It would aid proceedings if, without prejudice to anyone's position, the Council and Applicant provide a final draft of suggested conditions to the appointed person via the case officer before the Hearing opens. These will be published on the gov.uk website.

*C Parker*

INSPECTOR (Appointed person under s76D TCPA)



## Outline Agenda

**Application Reference No:** s62A/2023/0022

**Hearing to be held on:** Tuesday 17<sup>th</sup> October 2023 @ 10:00

**Hearing Location:** Uttlesford District Council Offices, Saffron Walden

*'5.1.2. In the event that a hearing is required its purpose will be for the Inspector to allow any who wish to make oral representations and for the Inspector to put questions to address any points of fact or outstanding queries they may have. It is not a forum for parties to seek to test the evidence of others through cross-examination or direct questioning.'*<sup>3</sup>

1. **Inspector's opening** – including summarising main issues set out in this report.
2. **Oral representations** made by those who have specifically requested to speak at the representation stage.

Approximate time limits for speaking (at discretion of the Inspector):

<b>Speakers</b>	
Members of the public	3 minutes (each)
Councillors	5 minutes (each)
Statutory Consultees	10 minutes (each)
Non-statutory consultees	5 minutes (each)
The Council	15 minutes
The applicant	30 minutes

Note:- Interested parties (for example neighbouring occupiers or local interest groups) may consider that it is a more effective and efficient use of their time to co-ordinate any oral representations.

3. Questions from the Inspector
4. Conditions Session – without prejudice
5. Hearing Closed
6. Access Required Site Visit: probably around 12:00 at Stansted Airport. A representative from the Designated Authority has been invited to attend. The site visit will only be for the Inspector to visit the site and its surrounds, and not to discuss any planning merits of the proposal.

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<sup>3</sup> <https://www.gov.uk/government/publications/planning-applications-process-section-62a-authorities-in-special-measures/procedural-guidance-for-section-62a-authorities-in-special-measures>