

Uttlesford District Council's Lower Street Car Park, Stansted Mountfitchet

Car Parking Spaces and the Potential Demand for Parking from Planning Application

UTT/1522/12/FUL

	Spaces existing now (Oct 2012)	Possible demand for car parking by the proposed building	Developer's proposals for total car bays	Net extra car bay availability
Pay-and-display short-stay	55			
Season ticket long-stay	44			
Disabled bays	5			
Coaches	13			
Total for cars	104			104
Health centre		51		53
Retail unit(s)		57		-4
Residential apartments		28		-32
		136		
With application (*)			179	75
September 2012 (*)			215	111

(*) Neither of these schemes has been evaluated as practical, safe and deliverable. No publicly consulted upon proposal exists for these changes to the public car park. Uttlesford District Council owns the car park on behalf of the community. Planning approval is still subject to negotiation within a Section 106 Agreement between the applicant and the planning authority. The council wears the hats of both local planning authority and land owner of the public car park. None of these parking needs was considered by the planning authority to be relevant to the application prior to granting of planning permission, despite car parking being within the description of the planning application. Yet Essex Highways' issues over road design and safety were exhaustively scrutinised as part of the pre-permission planning process. This apparent inconsistency by Uttlesford District Council has not yet been satisfactorily explained.