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Director of Development
Uttlesford District Council
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London Road
Saffron Walden
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For the attention of Mr John Mitchell

Dear Sir

STANSTED GENERATION 2

**SUBMISSION OF SEVEN APPLICATIONS UNDER THE TOWN AND
COUNTRY PLANNING ACT 1990 FOR THE CONSTRUCTION OF BARNES
ASSOCIATED WITH THE G2 AIRPORT PROJECT**

This letter is submitted in respect of planning applications today submitted for the construction of barns associated with the G2 Airport Project. The barns will provide replacement bat roosts for those lost as a consequence of the G2 Airport Project. However, it is intended that they will also be used for agricultural storage and/or in connection with the maintenance of the land to be used for nature conservation.

Introduction

Since the publication of the Government's Air Transport White Paper in December 2003, BAA has undertaken a significant amount of detailed work to formulate the proposals which collectively comprise the Stansted Generation 2 Project (the G2 Project). The G2 Project is the term used to describe the overall proposals to deliver the comprehensive expansion of Stansted Airport together with supporting surface access (road and rail) infrastructure.

The G2 Project itself comprises a number of separate applications and orders, made necessary as a result of different consent regimes and procedures. The G2 Project is made up of three components:

- The G2 Airport Project;
- The Stansted Rail Improvement Project (the subject of a separate application by Stansted Airport Limited under the Transport and Works Act); and

- The provision of airport access junctions from the A120 and M11 (the subject of two separate Orders under the Highways Act made by the Highways Agency).

The G2 Airport Project

The G2 Airport Project is the name given to those elements which are principally associated with promoting the Airport Development itself. The component parts of the G2 Airport Project are broadly set out as follows:

- The G2 Airport Development comprising the expansion of the airport to provide a wide-spaced second runway and associated facilities;
- The provision of replacement local roads for those stopped up or diverted as a result of the G2 Airport Development;
- The provision of ecological and other environmental offsetting measures;
- The provision of off-site utilities infrastructure ; and
- Changes to airspace patterns and routes to accommodate aircraft movements to and from the expanded Airport.

Four planning applications relating to the G2 Airport Project have already been submitted to Uttlesford District Council on 11th March 2008. The applications submitted are as follows:

1. UTT/0400/08/FUL : A full planning application for the provision of a runway, associated facilities and operational development in connection with the construction and operation of the expanded airport (including airport buildings, together with ancillary infrastructure and associated operational development).
2. UTT/0401/08/OP : An outline planning application for the provision of airport buildings together with ancillary infrastructure and associated operational development in connection with the construction and operation of the expanded airport (including second runway and its associated facilities).
3. UTT/0402/08/FUL : A full planning application for the construction of highways with associated landscaping and ancillary works associated with the G2 Airport Project.
4. UTT/0403/08/FUL : A planning application for the change of use from agricultural land to use for nature conservation and/or landscaping and engineering operations associated therewith which comprise offsetting proposals associated with the G2 Airport Project.

At the time of submitting the four applications listed above, BAA explained that further G2-related planning applications and submissions were also being prepared and would be made shortly. These now include the following:

- Applications for the demolition of listed buildings;
- Applications for the removal of scheduled ancient monuments;
- Applications for the reconstruction of some former listed buildings;
- Applications for the construction of barns (required primarily for the re-provision of bat roosts);
- Applications for off-site works associated with the development, comprising an aviation fuel pipeline and an airfield surface water drainage outfall;

- Orders in relation to the stopping up and diversion of highways; and
- Application under the Transport and Works Act for a second rail tunnel and fourth platform at Stansted rail station;
- Applications for the change of use of agricultural land to use as a Village Green and the change of use of agricultural land to use as Common Land.

Applications for the Construction of Barns

Please find enclosed seven applications for outline planning permission pursuant to the Town and Country Planning Act 1990. These applications seek consent for the principle only for the construction of barns and associated works as part the G2 Airport Project. All matters relating to the layout, scale, landscaping, appearance of, and proposed means of access to serve the new barns are reserved at this stage. In instances where these matters are reserved, and in accordance with paragraph 52 of Circular 01/06 (Communities and Local Government): *Guidance on Changes to the Development Control System*, the minimum information required for an application for outline planning permission is provided with the enclosed applications. This includes information on the use proposed by the developments; the amount of development being proposed; indicative layouts; scale parameters indicating the upper and lower height, width and length limits for the buildings proposed; and indicative access points.

In order to offset the effects of the G2 Airport Project on bat roosts, replacement roosts, in the form of barns will be provided on land comprising part of the nature conservation and landscaping offsetting scheme. A total of nine barns are proposed, seven of which will be new structures (and are subject of the enclosed applications) and two of which are former Listed Buildings from the Waltham Hall complex (Barn immediately north east of Cart Lodge at Waltham Hall and the Cart Lodge at Waltham Hall). These two barns are the subject of a separate package of applications but related applications for outline planning permission. The locations of the barns proposed by the enclosed applications are shown on Figure 8 of Volume 12 (Nature Conservation) of the G2 Airport Project Environmental Statement.

Documents submitted with the Applications

Each of the seven outline planning applications is supported by a series of plans; a Supporting Statement and a Design and Access Statement. The purpose of the Supporting Statement is to describe the proposals and to analyse their acceptability having regard to relevant planning policy and other material considerations.

In addition to these documents, the enclosed applications should also be read alongside the following documents that accompany the G2 Airport Project applications including:

The *G2 Airport Project Environmental Statement*. The ES is a full and comprehensive report of the environmental impact assessment of the G2 Airport Project. The ES is contained in 17 volumes, their accompanying appendices and a single volume Non-Technical Summary (NTS). Volume 17 of the ES provides an assessment of the cumulative impacts of the various components of the overall G2 Project.

Measures to offset the effects of the G2 Airport Project are reported in the ES in topic volumes including Section 16 of Volume 12 (Nature Conservation), Section 18 of Volume 11 (Landscape and Visual) and Section 15 of Volume 6 (Cultural Heritage). The provision of these offsetting measures require the enclosed planning applications amongst others, to be submitted by BAA.

The *G2 Planning Statement* which sets out full details of the context for the G2 Project planning applications, explains how the proposals were formulated and analyses their acceptability against all levels of planning policy. The applications should also be read alongside the *G2 Offsetting Supporting Statement* which explains the components of the offsetting proposals.

The outline planning applications for the construction of barns which are submitted with this letter, together with the other G2-related applications and Orders, represent BAA's response to the Government's policy for the development of a new second runway at Stansted Airport, as set out in the ATWP. The planning policy background to these applications, and the consideration of them against the development plan, is described in the G2 Planning Statement.

The G2 Project will make a major contribution to the national requirement for additional airport capacity. Its development will bring significant economic, employment and social benefits. BAA has already undertaken a significant amount of work in reaching the stage of making this planning submission. The submission of the various applications and orders comprising the G2 Project demonstrates BAA's intention to ensure the delivery of the G2 Project, recognising the clear Government policy which supports the need for the second runway to be delivered "as soon as possible", and in the context of Government policies for aviation growth and sustainable development.

Availability of the G2 Project planning applications material

Six copies of the outline applications for the construction of barns in connection with the G2 Airport Project are enclosed.

The application material will also be provided, either as hard copy or as a DVD to the local authorities, statutory consultees, government offices, and other organisations listed in Annex 1.

In order to make the documents widely available to the general public, all the material that comprises the applications will be available from BAA either:

- On the web site www.stanstedairport.com/future, or
- On DVD (without charge)

All of the material will also be available for inspection:

- At the following libraries:
 - Saffron Walden Library, 2 King Street, Saffron Walden, Essex, CB10 1ES
 - Great Dunmow Library, North Street, Great Dunmow, Essex, CM6 1AZ
 - Thaxted Library, 2 Fishmarket Street, Thaxted, Essex, CM6 2PG
 - Stansted Mountfitchet Library, Crafton Green, Chapel Hill, Stansted Mountfitchet, Essex, CM24 8AQ
 - Bishop's Stortford Library, 6 The Causeway, Bishop's Stortford, Hertfordshire, CM23 2EJ
 - Chelmsford Library, Market Road, Chelmsford, Essex, CM1 1LH

- At the following Local Authority Offices:
 - Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex CB11 4ER
 - Great Dunmow Community Information Centre, High Street, Great Dunmow, Essex, CM6 1AN
 - Thaxted Community Information Centre, 7 Town Street, Thaxted, Essex, CM6 2PJ
 - East Herts District Council, The Causeway, Bishop's Stortford, Hertfordshire, CM23 2EN.

- At Stansted Airport, at Enterprise House.

Copies of the ES and other documents are available to members of the public by contacting the G2 Communications Team at Stansted Airport on 01279 662800. A reasonable charge will be made to cover printing and distribution costs.

The enclosed material provides you with all the information required to enable the registration of the enclosed G2 related applications and allow the commencement of consultation.

Yours faithfully

A handwritten signature in black ink that reads "AS McDermid". The letters are cursive and somewhat stylized.

Alastair McDermid
Stansted G2 Director, BAA

ANNEX 1

List of Organisations notified of the Outline Planning Applications for the Construction of Barns in association with the G2 Airport Project

Ancient Monuments Society
BAA plc Safeguarding Department
Cambridgeshire County Council
Council for British Archaeology
DEFRA
DfT Rail
East Hertfordshire District Council
East of England Regional Assembly
EEDA
English Heritage East of England Region
Environment Agency
Essex County Council
Essex County Council Area Highways Office
Government Office for the East of England
Health and Safety Executive
Hertfordshire County Council
Highways Agency
Natural England
NERL – Safeguarding
NATS - CTC
Network Rail
One Railway
Planning Inspectorate
Society for the Protection of Ancient Buildings
Stansted Airport Consultative Committee
The Countryside Agency

Braintree Council
Brentwood Council
British Waterways
CABE
Chelmsford Council
EDF Energy
Epping Forest Council
Essex County Fire and Rescue Service
Essex Strategic Health Authority
Forestry Commission
Harlow Council
National Trust
Police Architectural Liaison Officer
The Ramblers Association
South Cambridgeshire Council
Sport England
St Edmundsbury Council
Stansted Airline Consultative Committee
Stop Stansted Expansion
Thames Water
The Georgian Group
Three Valleys Water plc
Twentieth Century Society
Victorian Society