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Director of Development
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For the attention of Mr John Mitchell

Dear Sir

STANSTED GENERATION 2

**SUBMISSION OF PLANNING APPLICATIONS UNDER THE TOWN AND
COUNTRY PLANNING ACT 1990 FOR PROVISION OF REPLACEMENT
VILLAGE GREEN AND COMMON LAND AREAS ASSOCIATED WITH THE
G2 AIRPORT PROJECT**

This letter is submitted in respect of planning applications for the provision of replacement areas of Village Green and Common Land associated with the G2 Airport Project.

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 included 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.

In addition to the above, BAA is required to submit two further planning applications to offset effects of the G2 Airport Project arising from the loss of Molehill Green Village Green (registered as VG10) and adjacent common land (registered as CL161).

These areas are included within The Stansted Airport Limited (Land at and in the vicinity of Stansted Airport – Second Runway) Compulsory Purchase Order 2008 (the G2 Airport CPO) which was made by Stansted Airport Limited on 13th March 2008 and which is due to be submitted to the Secretary of State for Transport for confirmation later this month. The G2 Airport CPO will be accompanied by an application to the Secretary of State for an Exchange Land Certificate, certifying that suitable replacement areas of Village Green and Common Land are being provided by BAA/Stansted Airport Limited to replace the areas of Village Green and Common Land being taken at Molehill Green.

The replacement Village Green is proposed to be provided on 1.2ha of land to the west of Rat's Castle Farm, Chapel End, in Broxted Parish. The land would be available for use by the remaining residents in Molehill Green (including those on School Lane) for informal recreation on foot. The replacement Common Land is proposed to be provided on 2.0ha of land to the east of Cobbs Lane and south of Bury Cottage, Bambers Green, Takeley Parish. The land would serve the inhabitants of Bamber's Green and Takeley. Both of these parcels of land are included within the G2 Airport CPO.

These areas of replacement Village Green and Common Land have already been included within the G2 Offsetting Proposals planning application submitted to Uttlesford District Council on 11th March 2008 (LPA reference UTT/403/08/FUL). The Offsetting proposals involve the use of the area of replacement Village Green for management as hay meadow for ecological mitigation and the use of the area of replacement Common Land for the creation of wildflower grassland for ecological mitigation. These Offsetting proposals are consistent with the intention that the areas of land should also be used as replacement Village Green and Common Land respectively. The planning applications now enclosed with this letter relate to the change of use for each of these parcels of land from agricultural land to Village Green and Common Land respectively. The applications are submitted in the expectation that they will be called-in by the Secretary of State at the same time as the G2 Airport and G2 Offsetting planning applications are called-in, and that all the planning applications will be determined together. If the Secretary of State ultimately decides to grant planning permission for the G2 Airport Development and to confirm the G2 Airport CPO (including the parcels of land identified for replacement Village Green and Common Land) then BAA/Stansted Airport Limited will also ask that planning permission is granted for the change of use of these parcels of land from agricultural use to Village Green and Common Land use respectively, as proposed by the enclosed planning applications.

Applications for the Change of Use of Land to replace land lost at Molehill Green Village Green and adjacent Common Land

Please find enclosed two planning applications for the change of use of land pursuant to the Town and Country Planning Act 1990. These applications seek planning permission for the:

1. Change of use from agricultural land to community use as a village green at land to the west of Rat's Castle Farm at Chapel End; and
2. Change of use from agricultural land to use as common land at land to the east of Cobbs Lane and south of Bury Cottage at Bambers Green.

Documents submitted with the Applications

A Site Boundary Plan is submitted with each application to identify the location of the land subject to the applications. Drawing no. VG/AD/01 : Village Green Planning Application – Boundary Plan is submitted in support of the Village Green application. Drawing no. CL/AD/01 : Common Land Planning Application – Boundary Plan is submitted in support of the Common Land application.

The enclosed planning applications, 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 change of use applications 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



Alastair McDerimid
Stansted G2 Director, BAA

ANNEX 1

List of Organisations notified of the Change of Use Applications to provide a replacement Village Green and Common Land

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