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4 April 2008

Director of Development  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
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CB11 4ER

**For the attention of Mr John Mitchell**

Dear Sir

**STANSTED GENERATION 2**

**SUBMISSION OF THIRTEEN APPLICATIONS UNDER THE PLANNING  
(LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 FOR THE  
DEMOLITION OF LISTED BUILDINGS IN ASSOCIATION WITH THE G2  
AIRPORT PROJECT**

This letter is submitted in respect of applications for Listed Building Consent for the demolition of Listed Buildings to enable 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 11<sup>th</sup> 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 and other 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 re-construction 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 Listed Building Consent for the Demolition of Listed Buildings**

Please find enclosed thirteen applications for Listed Building Consent pursuant to the Planning (Listed Buildings & Conservation Areas) Act 1990. These applications seek consent for the demolition of thirteen Grade II Listed Buildings, as follows:

- Carter's Farm, School Lane, Molehill Green (formerly known as Polley Luray Cottage Takeley);
- Yew Tree Cottage, School Lane, Molehill Green;
- The Three Horseshoes Public House Molehill Green;
- Waltham Hall, Takeley;
- Barn to West of Waltham Hall;
- Barn immediately north-east of Cart Lodge at Waltham Hall;
- Cart Lodge at Waltham Hall;
- Granary at Waltham Hall;
- Nine Bay Barn at Waltham Hall;
- Little Grange, Takeley;
- Granary to east of the Grange, Takeley;
- Three Bay Cart Lodge to east of the Grange, Takeley; and
- The Grange, Takeley.

Discussions have taken place with English Heritage, Essex County Council's Historic Environment Branch, Uttlesford District Council on the proposals to demolish thirteen Listed Buildings.

### **Documents submitted with the Applications**

Each of the thirteen applications for Listed Building Consent is supported by a series of plans; Supporting Statement and Design and Access Statement. The statements consider the architectural and historic value of each of the Listed Buildings proposed for demolition and analyses the acceptability of the proposed demolition having regard to 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.

Volume 6 of the G2 Airport Project ES relates to Cultural Heritage and includes an assessment of the effects of the G2 Airport Project including the proposals to demolish thirteen Listed Buildings.

The *G2 Planning Statement* is submitted in support of the G2 Project proposals and 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. In particular, the G2 Planning Statement provides a detailed explanation of the strong policy support for the G2 Project and therefore the overall justification for the demolition of the Listed Buildings.

The applications for Listed Building Consent 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 Listed Building Consent 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](http://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 McDerimid". The letters are cursive and somewhat stylized.

**Alastair McDerimid**  
**Stansted G2 Director, BAA**

## **ANNEX 1**

### List of Organisations notified of the applications for Listed Building Consent for the demolition of Listed Buildings to enable 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