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4 April 2008

Director of Development
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For the attention of Mr John Mitchell

Dear Sir

STANSTED GENERATION 2

**SUBMISSION OF TEN APPLICATIONS UNDER THE TOWN AND COUNTRY
PLANNING ACT 1990 FOR THE RECONSTRUCTION OF SOME FORMER
LISTED BUILDINGS IN ASSOCIATION WITH THE G2 AIRPORT PROJECT**

This letter is submitted in respect of planning applications today submitted for the reconstruction of some former Listed Buildings which are proposed for demolition 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 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;

- 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 Reconstruction of some former Listed Buildings

Please find enclosed ten applications for outline planning permission pursuant to the Town and Country Planning Act 1990. These applications seek consent for the principle only of reconstructing some of the former Listed Buildings that are proposed for demolition to enable the G2 Airport Project. All matters relating to the layout, scale, landscaping, appearance and proposed means of access to serve these developments 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 accommodate the G2 Airport Development it is necessary to demolish 13 Listed Buildings. An assessment has been undertaken of these Listed Buildings and has identified there is merit in rebuilding eight of them. BAA is bringing forward proposals for the reconstruction of these eight buildings. It is also proposed that a further two listed barns will be reconstructed as barns required, in most cases, for the reprovision of bat roosts. Therefore, the total number of former listed buildings to be reconstructed is 10. The ten buildings are the subject of separate but related applications for Listed Building Consent to demolish the existing Listed Buildings.

Applications are submitted for the reconstruction of the following buildings:

- The Three Horseshoes Public House;
- Little Grange;
- The Grange;
- Granary to east of the Grange, Takeley;
- Three Bay Cart Lodge to east of the Grange, 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; and
- Nine Bay Barn at Waltham Hall.

Plots of land have been identified as sites for the rebuilding of these buildings. It is proposed that The Three Horseshoes Public House building is rebuilt within the community of Chapel End. The other proposed reconstructions are primarily located within or close to Bamber's Green. Where practical, those buildings presently within a group context have been relocated together. The proposals attempt to reduce the effects on surrounding buildings located close to those sites where the former Listed Buildings will be reconstructed (which may themselves be listed).

The two former listed buildings being re-constructed as barns have been located in proximity to known existing bat roosts, within the nature conservation and landscaping areas.

In relation to the proposals to reconstruct former Listed Buildings, discussions have taken place with English Heritage, Essex County Council's Historic Environment Branch, Uttlesford District Council.

Documents submitted with the Applications

Each of the ten outline planning applications is supported by a series of plans including plans showing the existing elevations of the Listed Buildings to be demolished. These plans are submitted with the enclosed applications to demonstrate the intention to reconstruct the former Listed Buildings in a similar design to those Listed Buildings to be demolished (in the absence of any additional detail at this outline application stage). Each application is also supported by a Supporting Statement and a Design and Access Statement. The purpose of the Supporting Statements is to consider the principle of the new developments.

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.

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 outline planning applications for the reconstruction of some former Listed Buildings 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 reconstruction of some of the former Listed Buildings proposed for demolition to enable 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 connected, with a large 'A' and 'S' at the beginning.

Alastair McDermid
Stansted G2 Director, BAA

ANNEX 1

List of Organisations notified of the Outline Planning Applications for the Reconstruction of some of the former Listed Buildings which will be demolished 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