

# Planning Committee

## 25<sup>th</sup> January 2023

# UTT/22/0434/OP

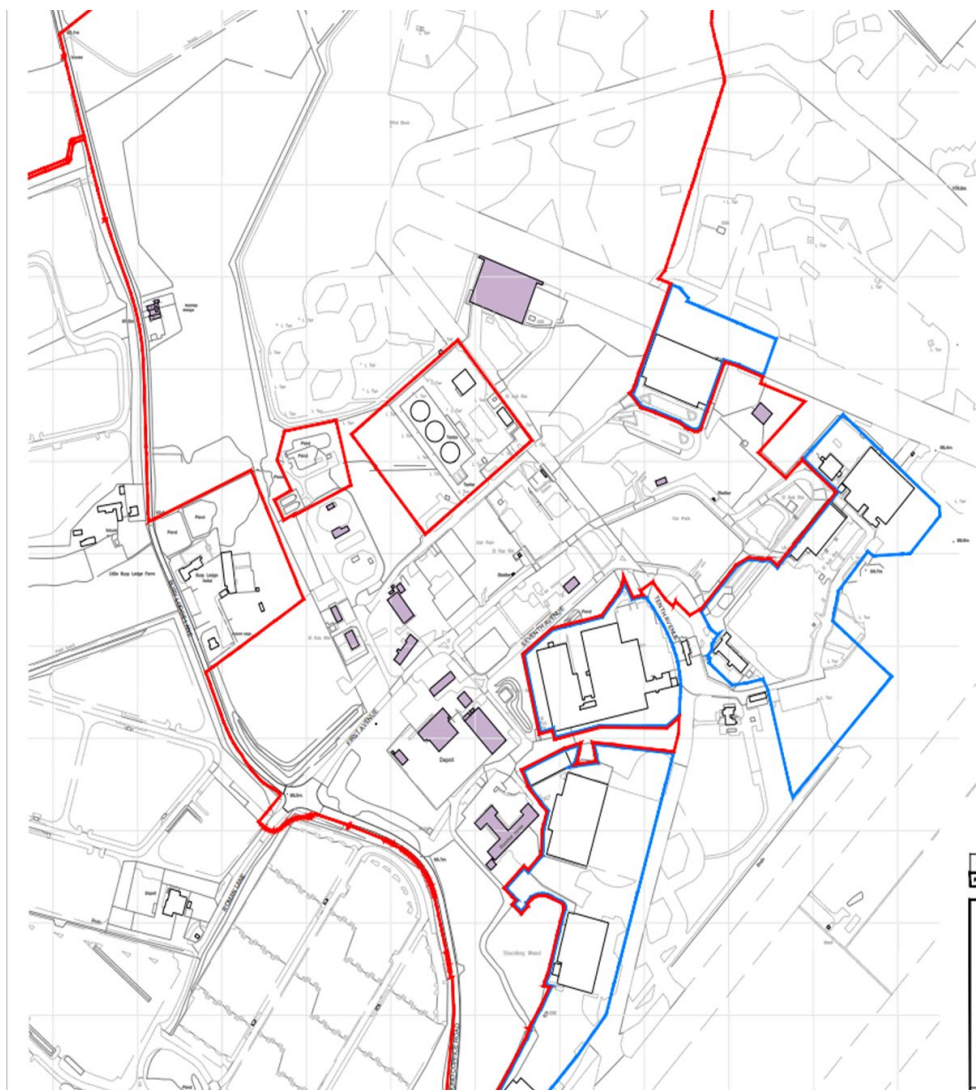
## Land North Of Stansted Airport

# Location of Site in Context



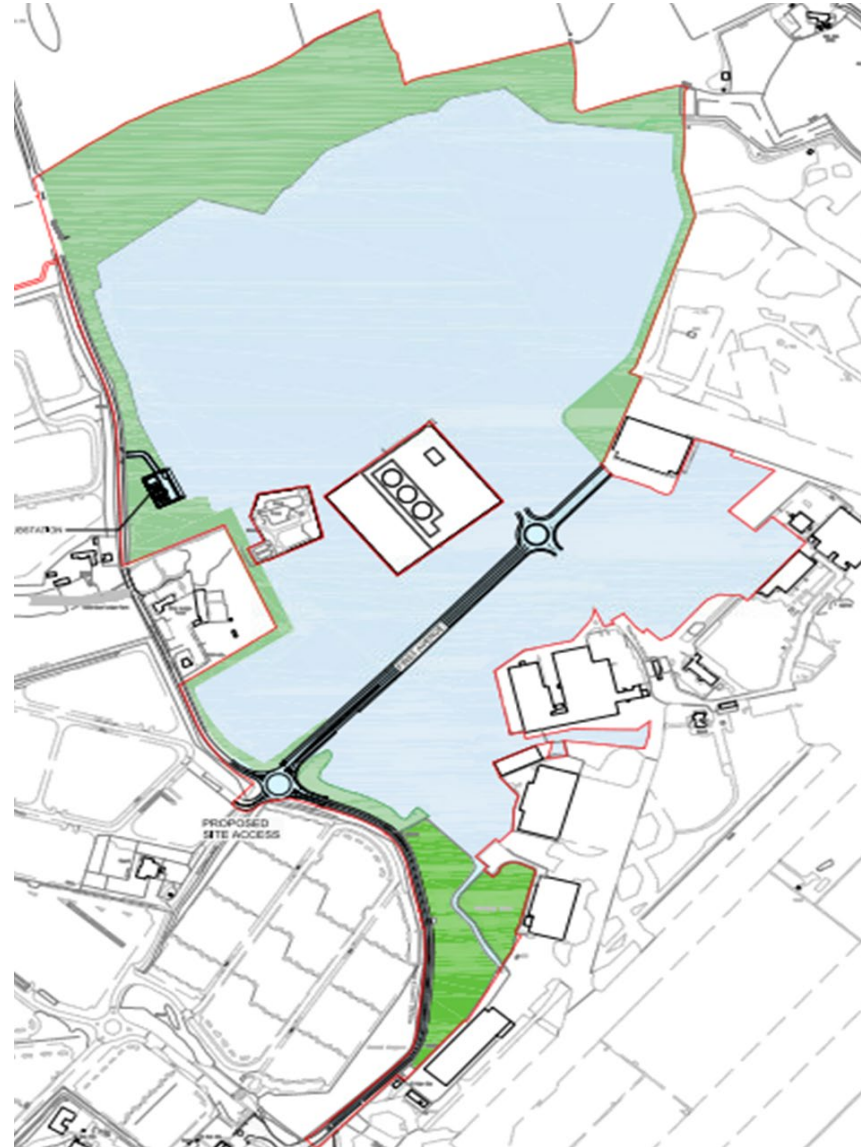


# Demolition Plan





# Proposed Parameters Plan



# Proposed Height Parameters Plan



## LEGEND:

- DEVELOPMENT BOUNDARY**
- ZONE 1**  
MAX BUILDING HEIGHT  
124.100 AOD
- ZONE 2**  
MAX BUILDING HEIGHT  
123.500 AOD
- ZONE 3**  
MAX BUILDING HEIGHT  
120.250 AOD
- ZONE 4**  
MAX BUILDING HEIGHT  
113.125 AOD
- ZONE 5**  
MAX BUILDING HEIGHT  
116.050 AOD
- BUILDING CURTLAGE ZONE TO INCLUDE AREAS FOR HARD / SOFT LANDSCAPING OR ANCILLARY STRUCTURES NO HIGHER THAN 5M**
- EXISTING AND PROPOSED LANDSCAPING ZONES**
- BASED ON:  
RPS GROUP'S TMAG BOUNDARIES PLAN.  
REF: NK017817 - SK303. REV M. DATED: 09-06-20.

# Illustrative Masterplans























# Illustrative Landscape Plan



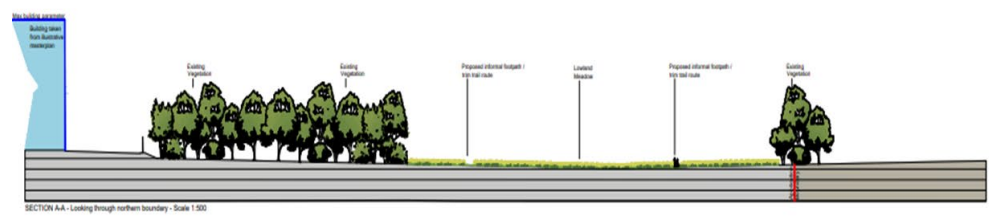
## KEY

-  EXISTING HEDGEROW AND TREES TO BE RETAINED ACTIVELY MANAGED AND ENHANCED WHERE APPROPRIATE
-  EXISTING HEDGEROW AND TREES TO BE REMOVED
-  PROPOSED LARGE STATURE TREE PLANTING  
14-25cm stem girth
-  PROPOSED ORCHARD TREES
-  EXISTING RETAINED STRUCTURE
-  PROPOSED STRUCTURE
-  PROPOSED ORNAMENTAL SHRUB PLANTING
-  PROPOSED NATIVE WOODLAND MIX
-  PROPOSED NATIVE THICKET MIX
-  PROPOSED HEDGEROW
-  PROPOSED SPECIES RICH LAWN MIX
-  PROPOSED SPECIES RICH GRASSLAND AREAS
-  RETAINED GRASSLAND ENHANCED TO CREATE LOWLAND MEADOW
-  PROPOSED MUGA PITCH
-  PROPOSED EMPLOYEE ALLOTMENTS
-  PROPOSED AMENITY ROUTE
-  PROPOSED TRIM TRAIL ROUTE
-  PROPOSED FOCAL POINT (I.E. PUBLIC ART / FEATURE TREE ETC.)
-  PROPOSED AMENITY SPACE
-  SECTION LINE
-  EXTENT OF PARAMETERS LANDSCAPE ZONE
-  EXISTING OWNERSHIP BOUNDARY
-  DEVELOPMENT BOUNDARY

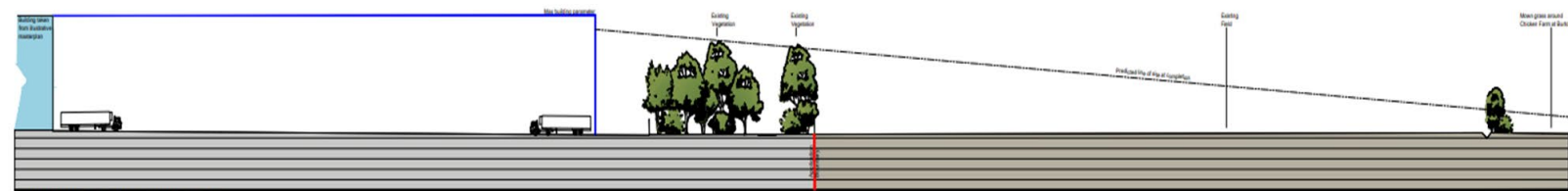
# CGI Image of First Avenue



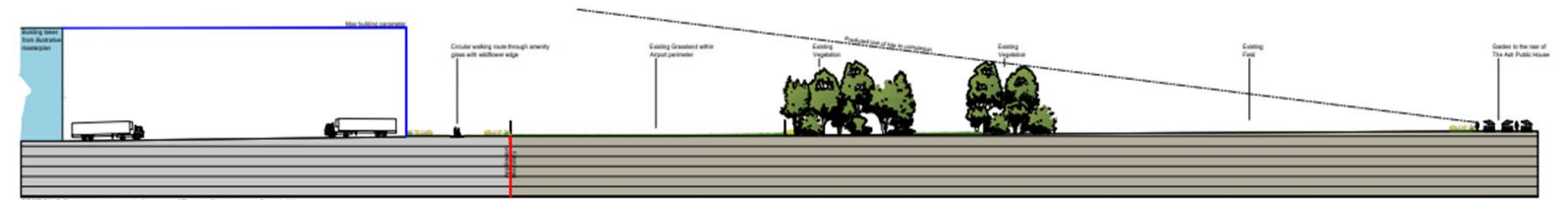
# X Section Views from Northern Boundary, edge Burton End Chicken Farm & Ash PH Garden



SECTION AA - Looking through northern boundary - Scale 1:500



SECTION BB - Looking towards site from edge of Burton End - Scale 1:500



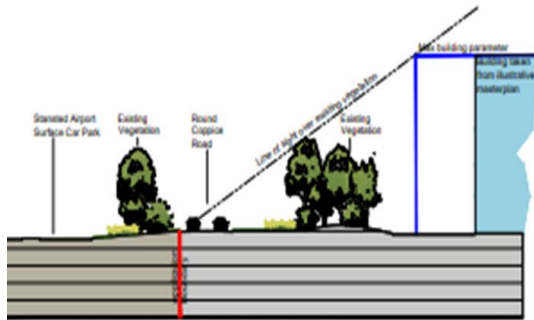
SECTION CC - Looking towards site from near of The Ash Public House - Scale 1:500



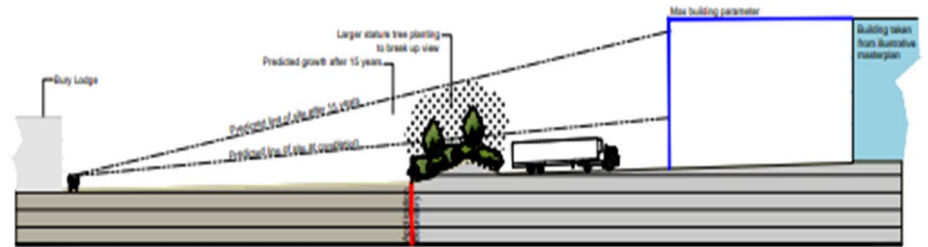
# Looking East from Round Coppice Rd

## Looking South & East from Bury Lodge

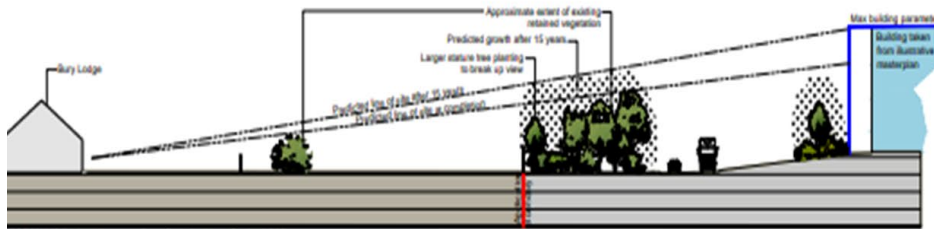
### View through First Avenue



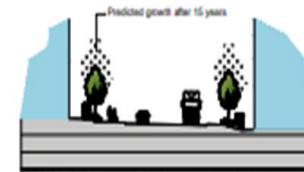
SECTION D-D - Looking east from Round Coppice Road - Scale 1:500



SECTION E-E - Looking south from Bury Lodge - Scale 1:500



SECTION F-F - Looking east from Bury Lodge - Scale 1:500



SECTION G-G Through First Avenue - Scale 1:500



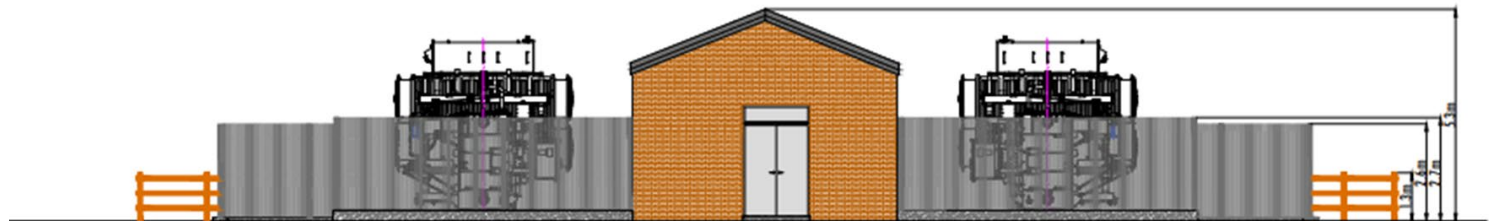
# Proposed Sub-Station



Section A - A

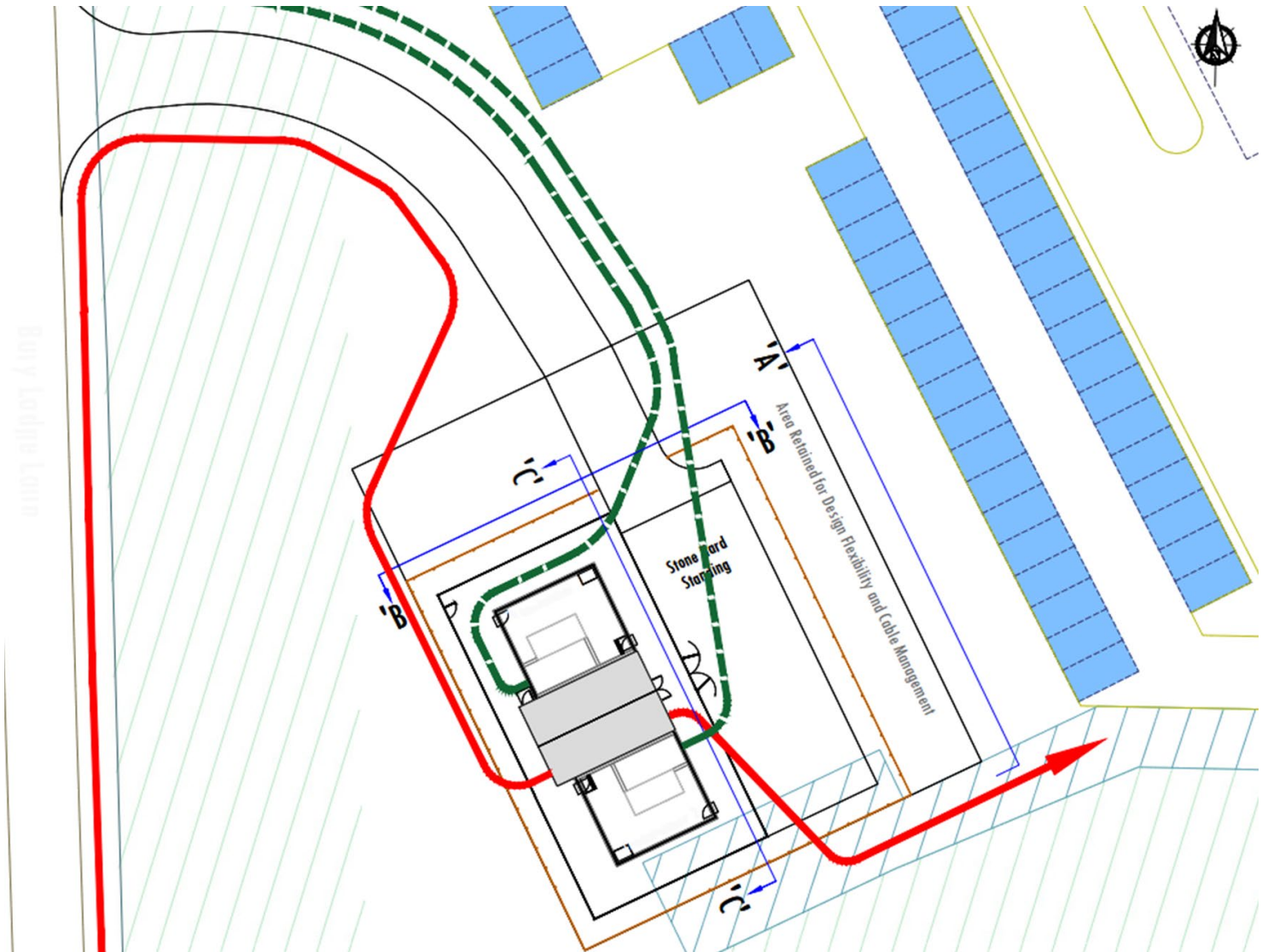


Section B - B

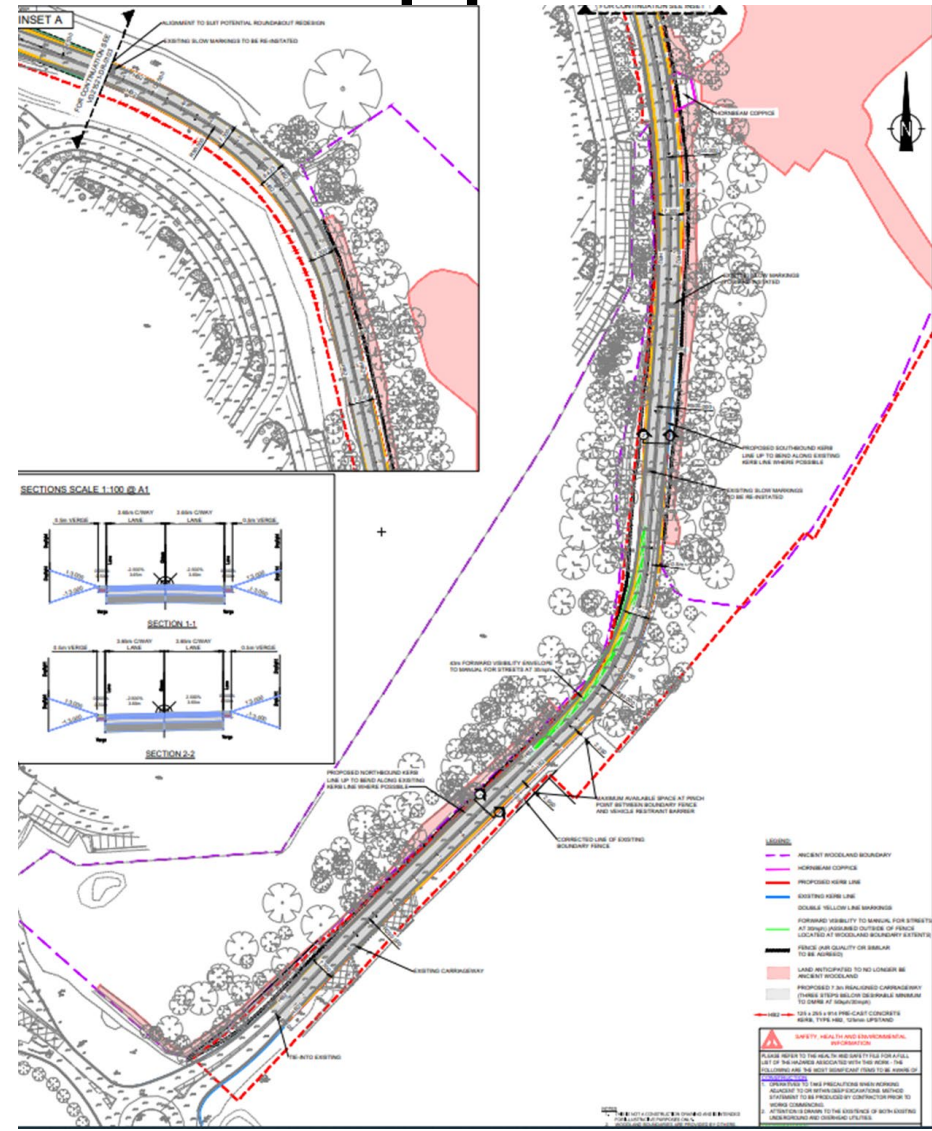


Section C - C

# Sub-Station Layout



# Round Coppice Road





# Transport Upgrades

Overview of the on-site and off-site works required as part of the transport upgrades.

As part of the second stage of infrastructure works, transport upgrades will be taking place both on-site and off-site at London Stansted.

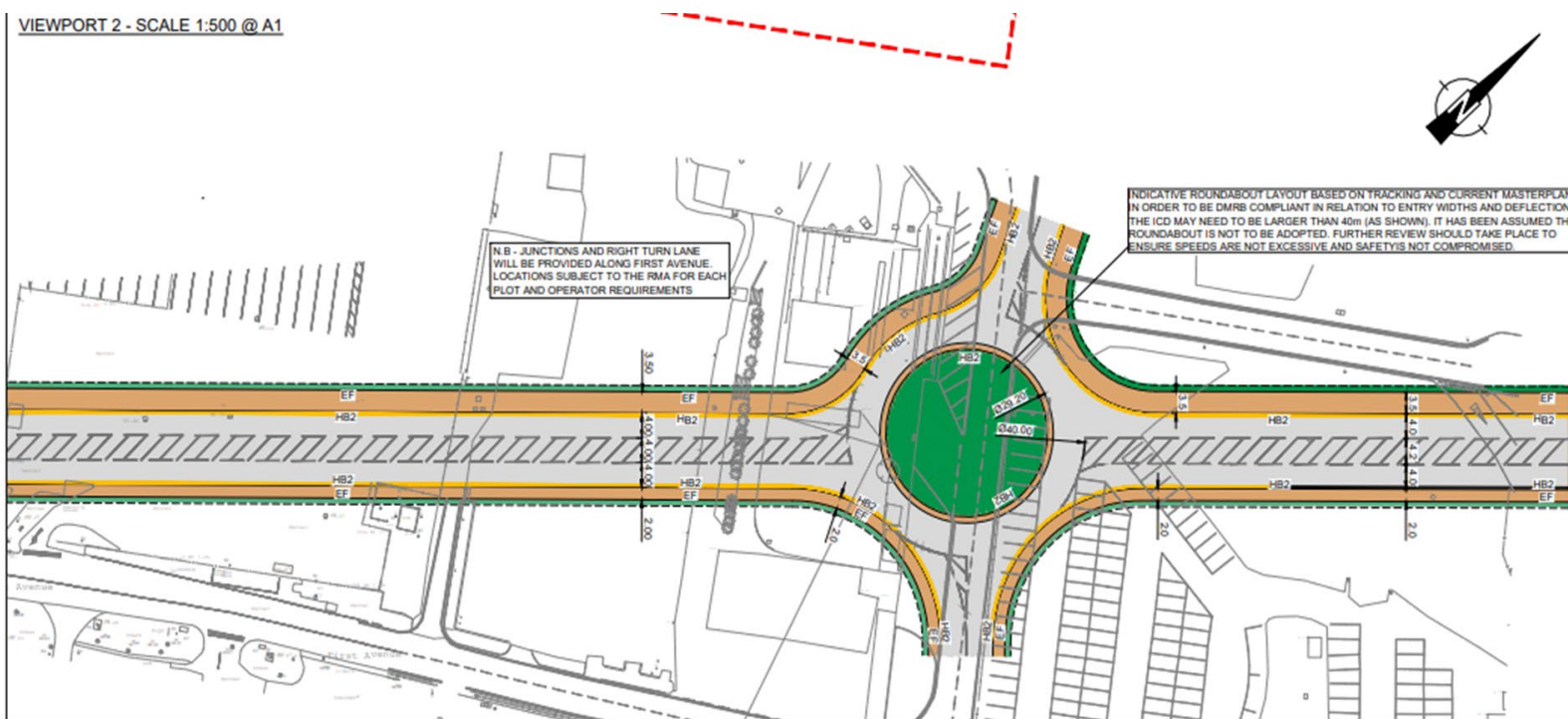




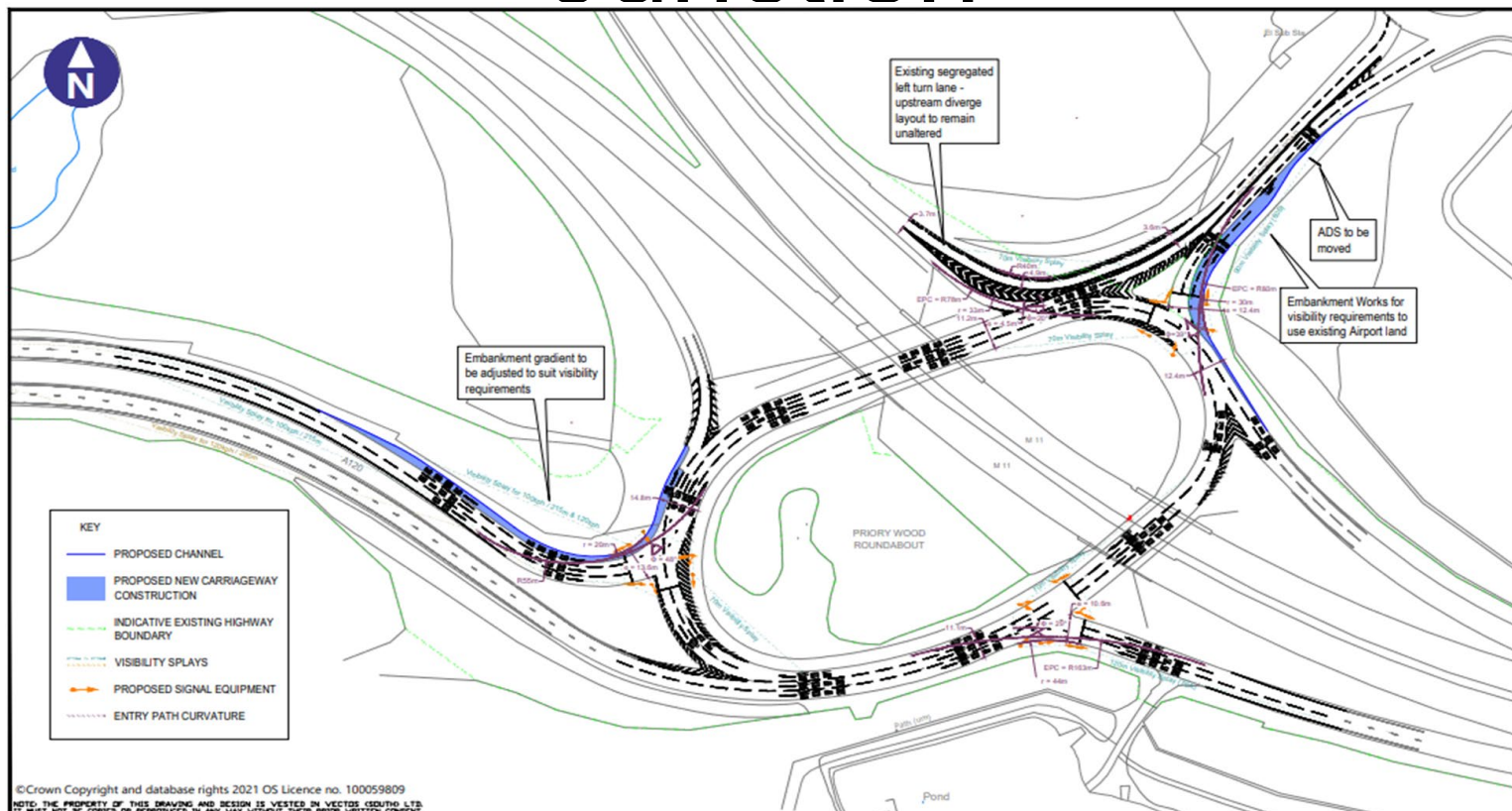


# First Avenue Layout

VIEWPORT 2 - SCALE 1:500 @ A1



# M11/A120 Priory Wood Junction



© Crown Copyright and database rights 2021 OS Licence no. 100059809  
 NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS VESTED IN VECTOS (SOUTH) LTD.  
 IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

REV	DETAILS	DRAWN	CHECKED	DATE
-	ORIGINAL	RB	MDC	16.12.21
A	GENERAL AMENDMENTS	RB	MDC	21.12.21
B	SITE BOUNDARY INCLUDED	RB	MDC	10.01.22
C	AMENDED AIRPORT EXIT	RB	MDC	13.01.22
D	BACKGROUND UPDATED	TF	MDC	23.06.22
E	SPLAYS & MINOR LINING UPDATE	RB	MDC	07.11.22
F	AMENDS RE NH NOTE TN005	RB	MDC	22.11.22
G	SLTL NOTE	RB	MDC	24.11.22

**Notes:**

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.

Stansted North

Columbia Threadneedle

M11 / A120 Priory Wood Roundabout  
Junction Improvement Scheme  
Preliminary Layout

DRAWN: RB | CHECKED: MDC | DATE: 24.11.22 | SCALED: 1:1000 @ A2

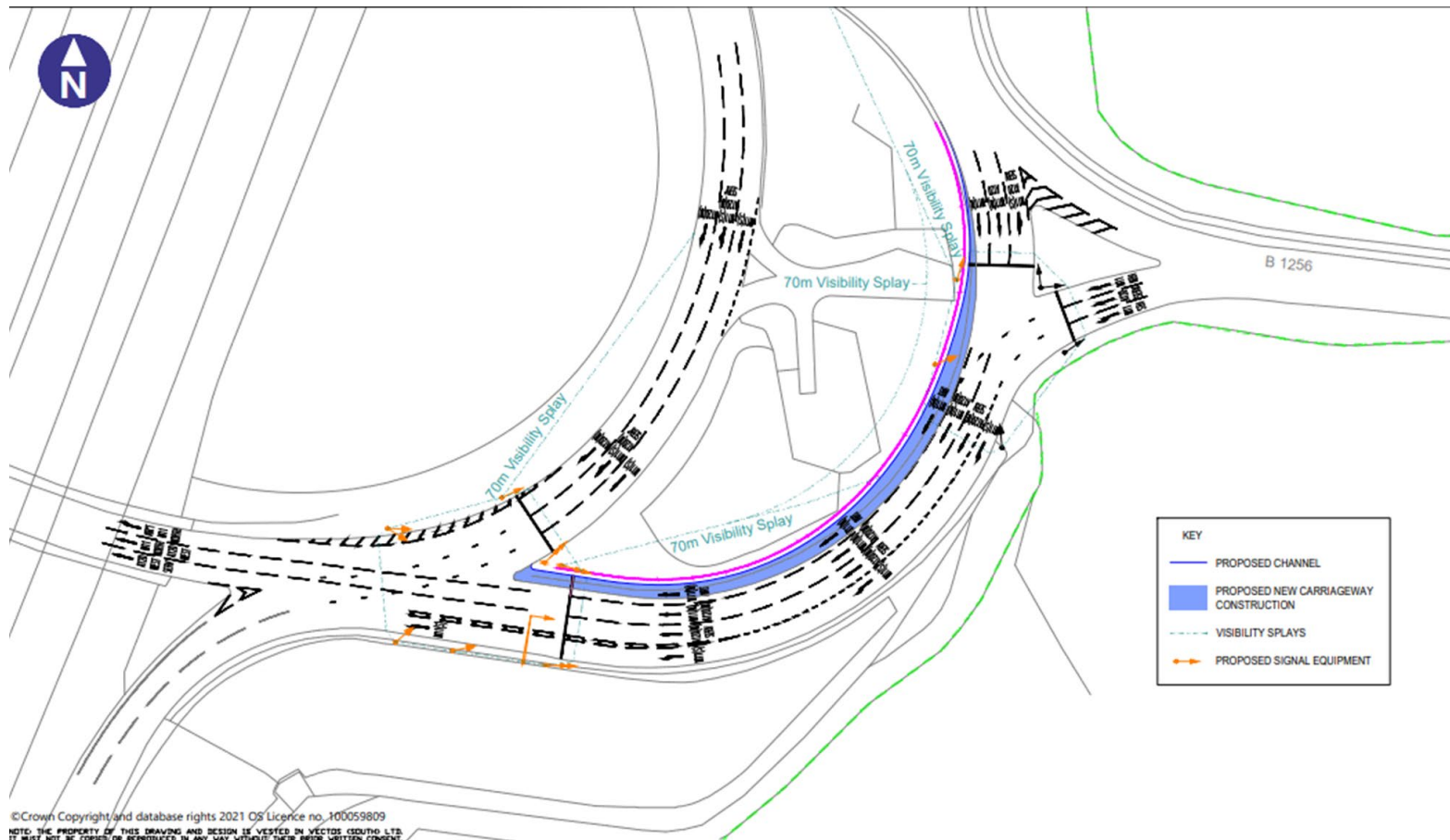
**vector.** | **SLR**

The Curator, 38 Chancery Lane, London, WC2A 1EN  
020 7600 7373  
vector@vector.co.uk

DRAWING NUMBER: 215864/A/04 | REVISION: G



# M11 Junction 8





**KEY**

- PROPOSED CHANNEL
- PROPOSED NEW CARRIAGEWAY CONSTRUCTION
- VISIBILITY SPLAYS
- PROPOSED SIGNAL EQUIPMENT

© Crown Copyright and database rights 2021 OS Licence no. 100059809  
NOTE: THE PROPERTY OF THIS DRAWING AND DESIGN IS RESERVED BY VECTOS CONSULTING LTD.  
IT MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT THEIR PRIOR WRITTEN CONSENT.

REV	DETAILS	DRAWN	CHECKED	DATE	Notes <sup>1</sup>
-	ORIGINAL	RB	AT	16.12.21	1. This is not a construction drawing and is intended for illustrative purposes only. 2. White lining is indicative only.
A	ACCESS FROM DUNMOW RD TO LT	RB	AT	17.12.21	
B	SITE BOUNDARY INCLUDED	RB	AT	10.01.22	
C	BACKGROUND UPDATED	RB	AT	23.06.22	
D	SIGNALS AND SPLAYS INCLUDED	RB	DB	07.11.22	
E	NH COMMENTS FROM NOTE TMS	RB	MDC	22.11.22	

Stansted North		Columbia Threadneedle	
M11 Junction 8 Birchanger Interchange Junction Improvement Preliminary Layout			
			
The Curator, 38 Chancery Lane, London, WC2A 1EN 020 7580 7373 vectos@vectos.co.uk			
DRAWN	CHECKED	DATE	SCALE
RB	MDC	22.11.22	1:500 @ A2
DRAWING NUMBER:			REVISED
215864/A/04			E



# Indicative overlay of illustrative built form

