

# Planning Committee

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

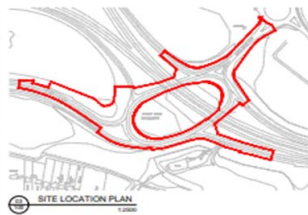
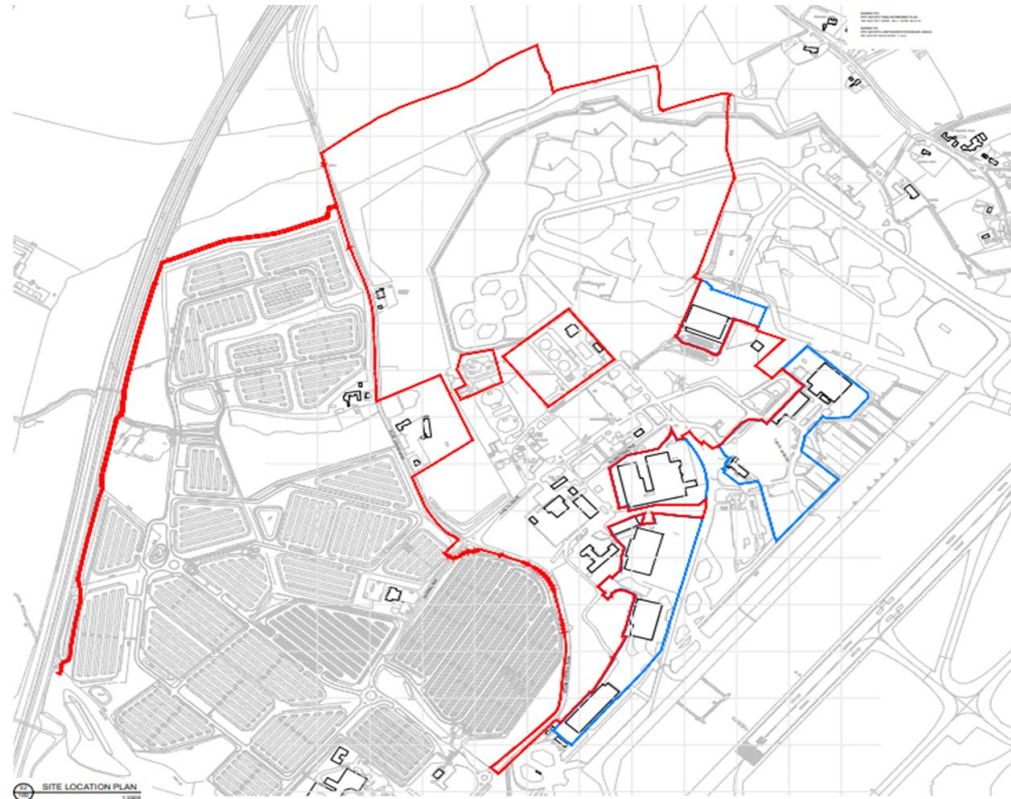
UTT/22/0434/OP

Land North Of Stansted Airport

# Location of Site in Context



# Location Plan

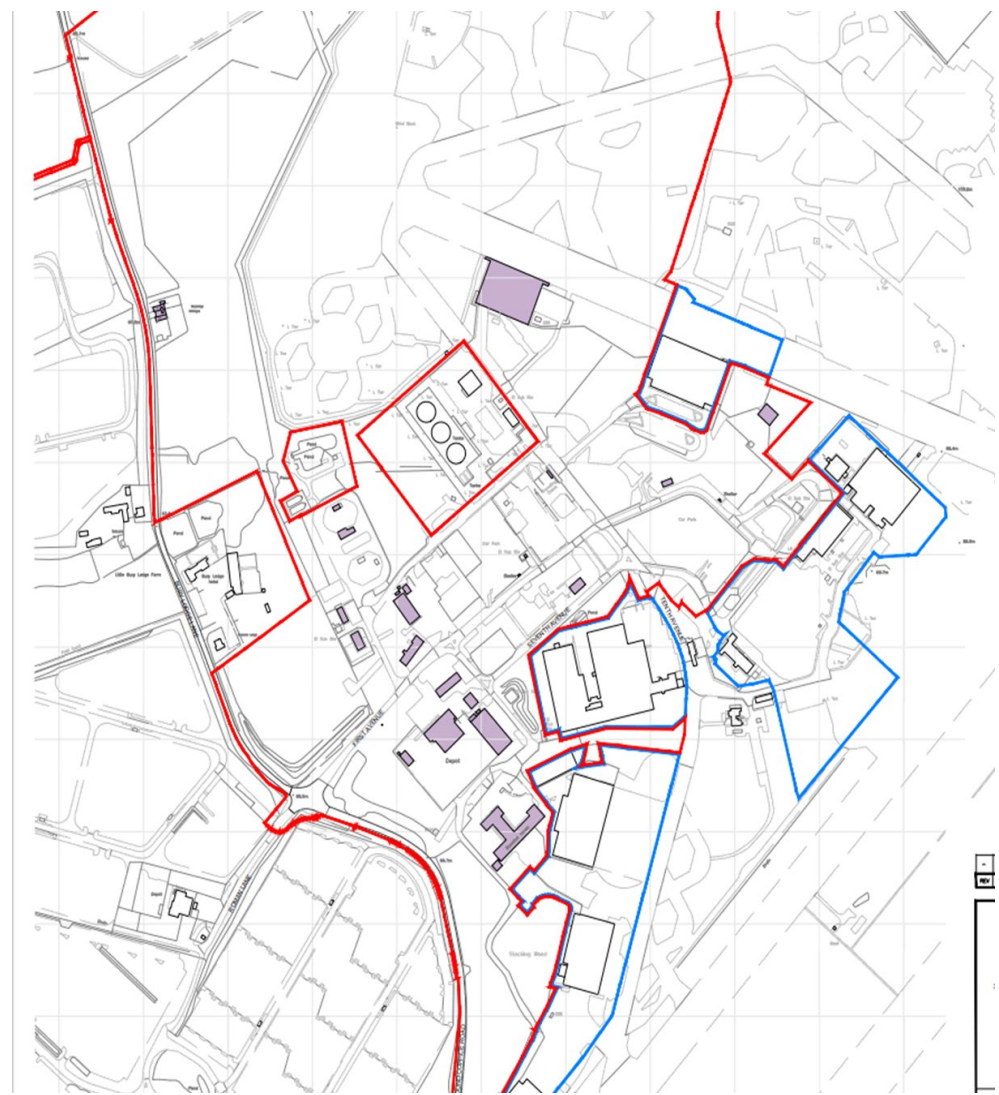


1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
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8	8	8	8
9	9	9	9
10	10	10	10

**COLUMBIA  
 THREADNEEDLE**  
 CONSULTANTS

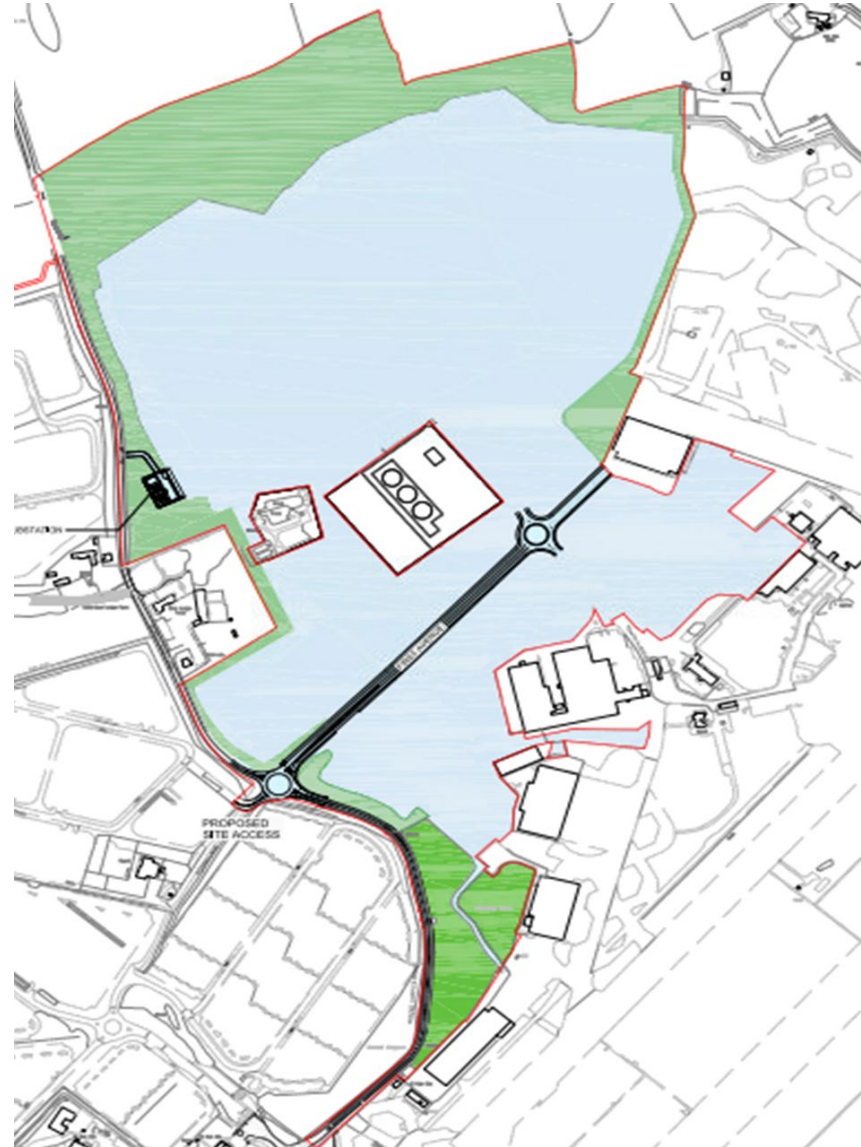
LAND TO THE NORTH OF STANESD AIRPORT  
 SITE LOCATION PLAN  
 C11  
 21018/05-100

# 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



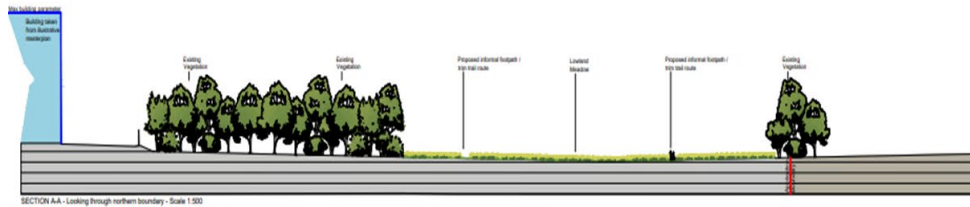
## KEY

-  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



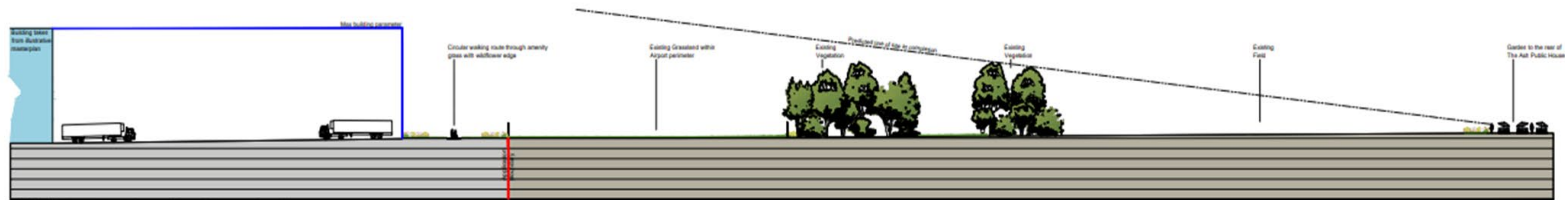
# X Section Views from Northern Boundary, edge Burton End Chicken Farm & Ash PH Garden



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



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



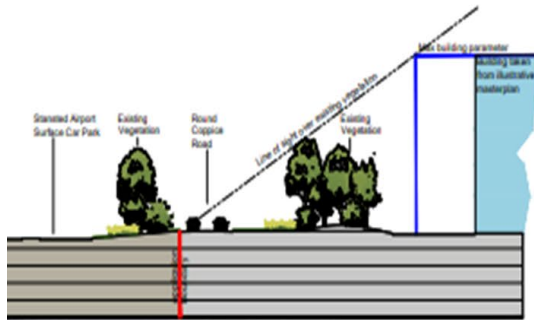
SECTION CC - Looking towards site from near of The Ash Public House - Scale 1:500



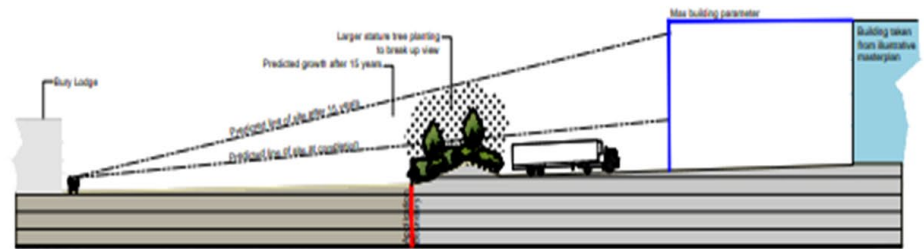
# Looking East from Round Coppice Rd

## Looking South & East from Bury Lodge

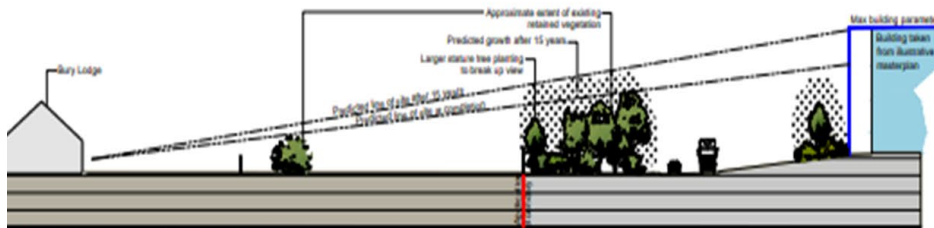
### View through First Avenue



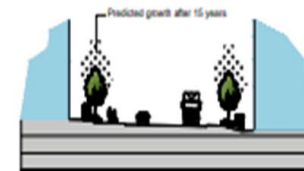
SECTION D-D - Looking east from Round Coppice Road - Scale 1:500



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



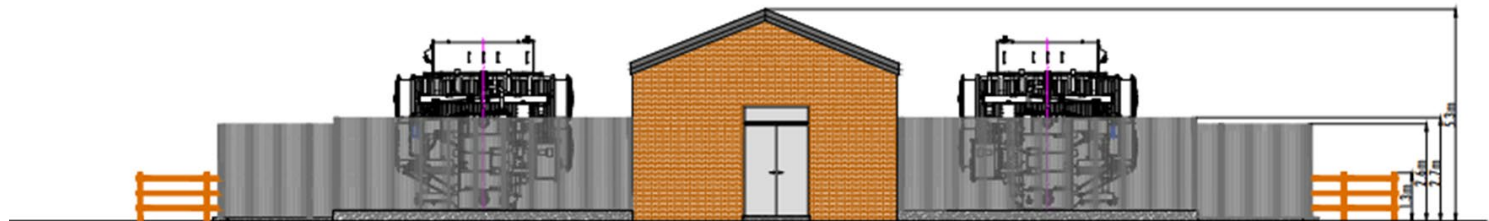
# Proposed Sub-Station



Section A - A

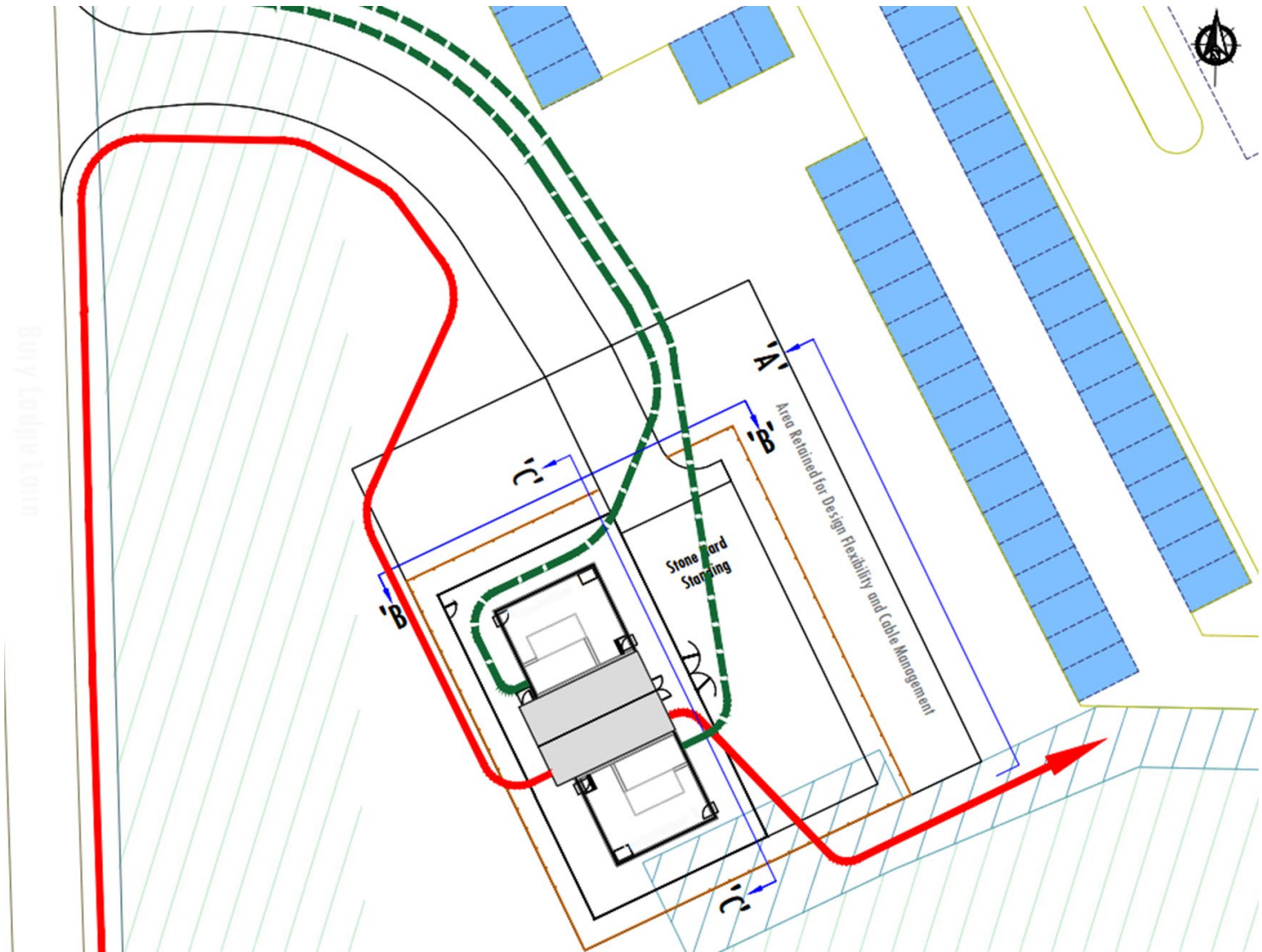


Section B - B

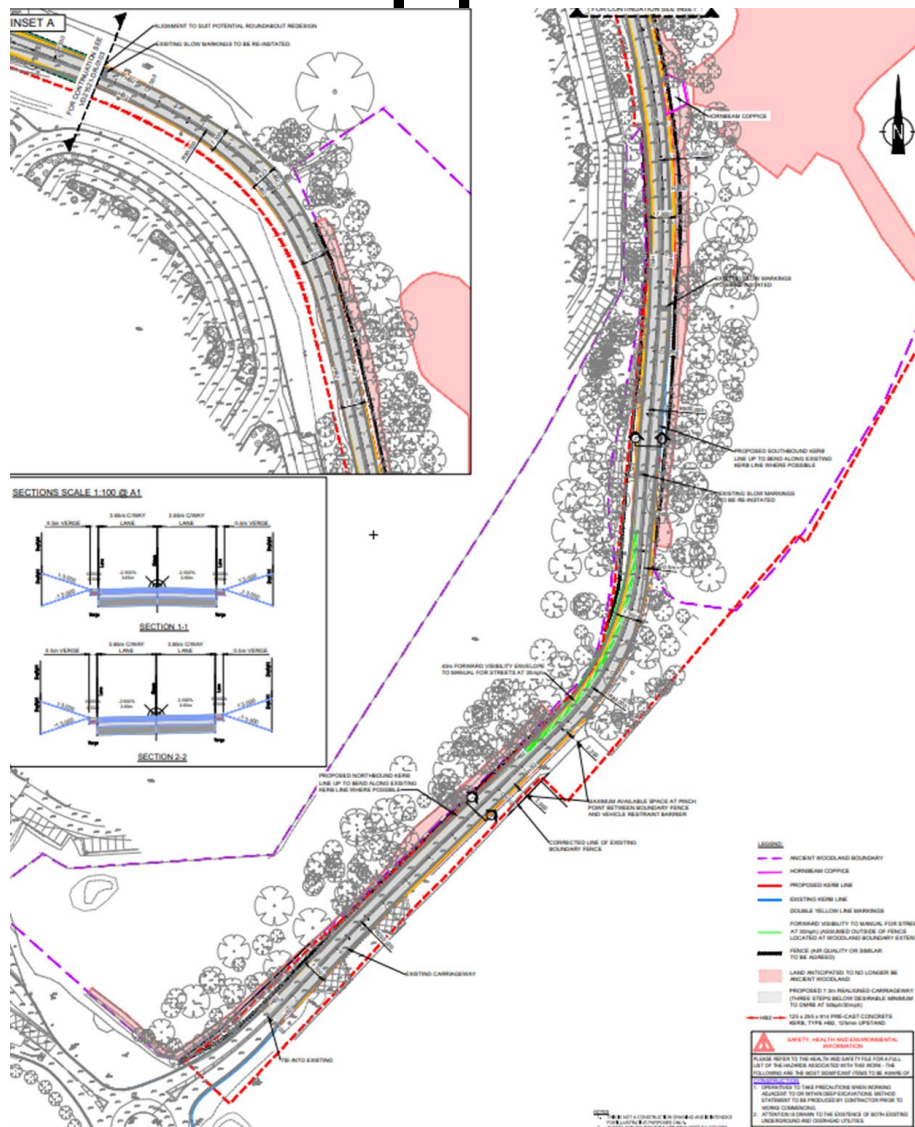


Section C - C

# 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.



## Off-Site works

## On-Site works

Phased roadworks to Junction 8 of the M11

Upgrading Round Coppice Road roundabout

A range of sustainable travel improvements including a new cycle path and improved bus services

First Avenue redesign

London Stansted Airport

Proposed improvements to the Coppice Road/Bury Lodge Lane/First Avenue junction

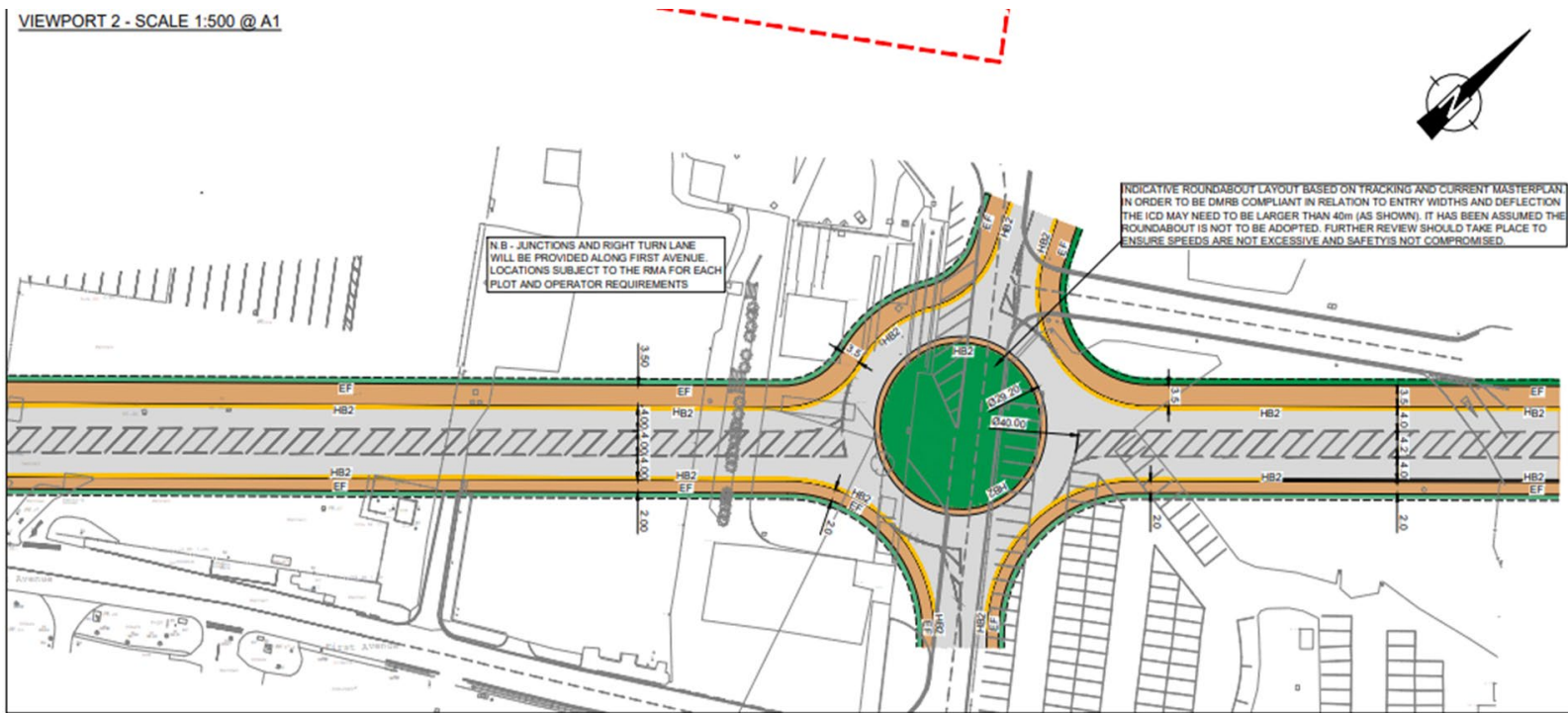
Enhancements to Round Coppice Road



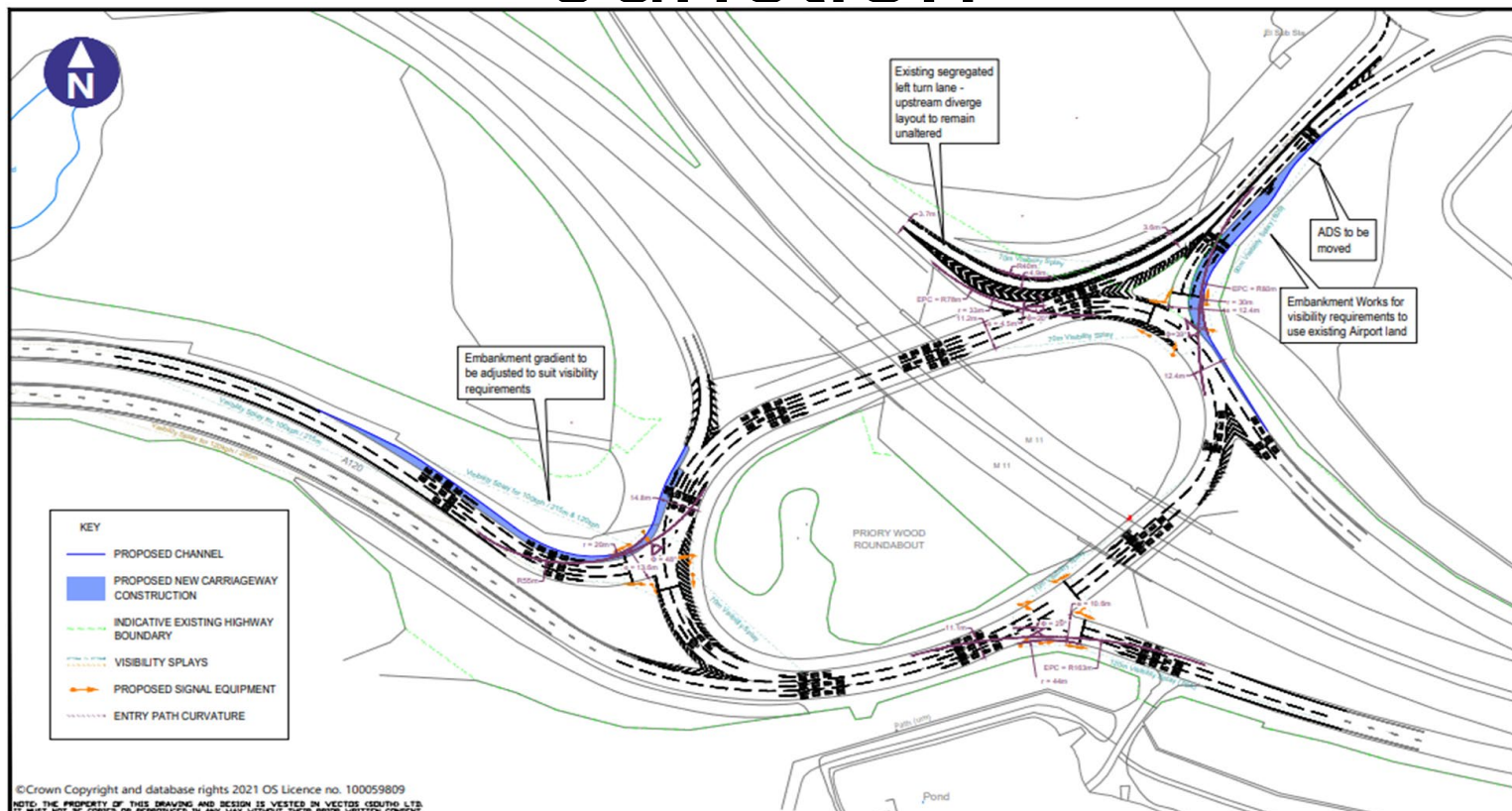


# First Avenue Layout

VIEWPORT 2 - SCALE 1:500 @ A1



# M11/A120 Priory Wood Junction



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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

**M11 / A120 Priory Wood Roundabout Junction Improvement Scheme Preliminary Layout**

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

Columbia Threadneedle

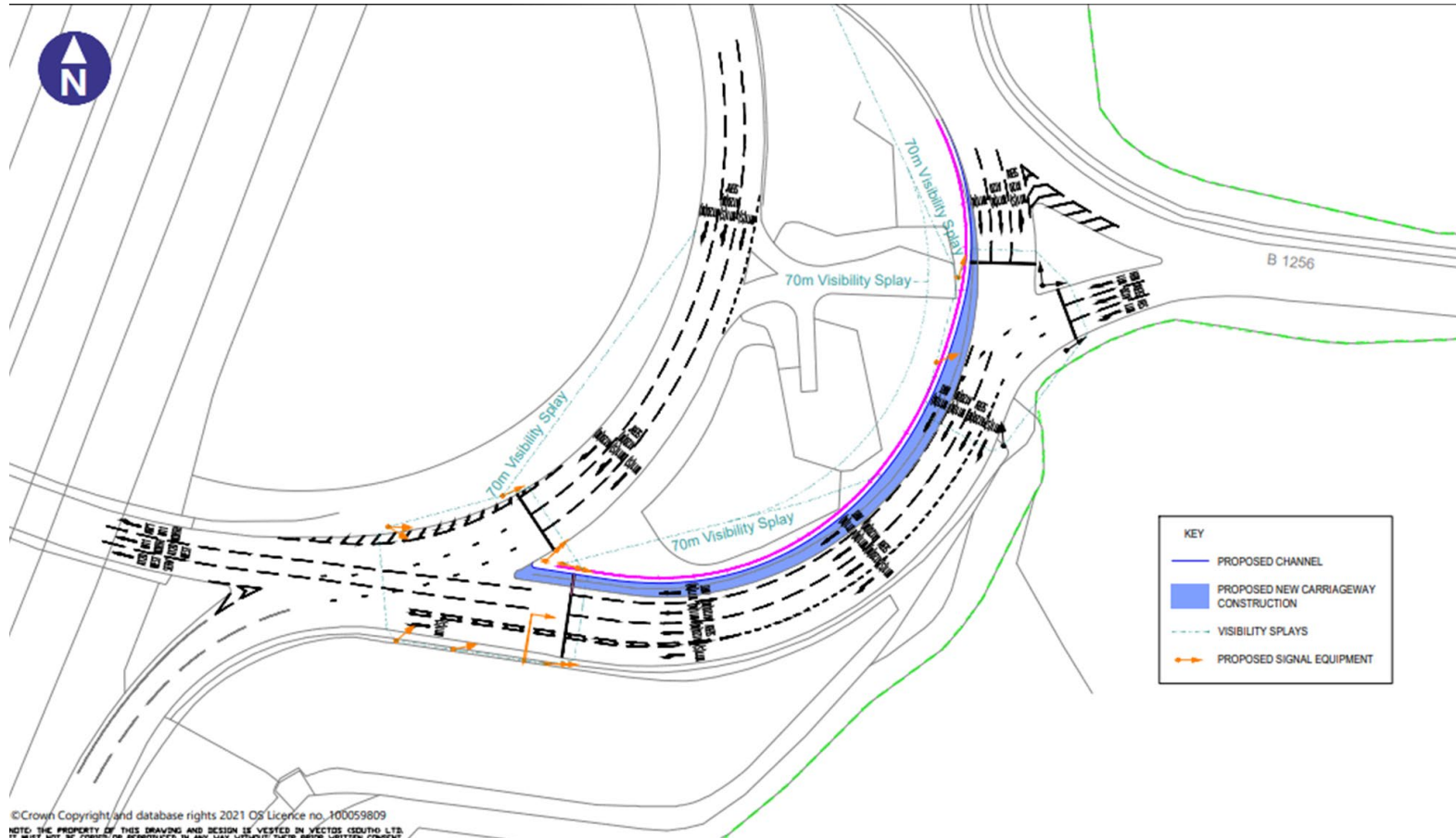
**vector. | WSP | SLR**

The Curator, 38 Chancery Lane, London, WC2A 1EN  
 020 7500 7373  
 vector@vector.co.uk

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



# M11 Junction 8





**KEY**

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

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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	
<b>M11 Junction 8 Birchanger Interchange          Junction Improvement          Preliminary Layout</b>			
			
The Curator, 38 Chancery Lane, London, WC2A 1EN 020 7580 7373 vectors@vector.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

