

**STANSTED AIRPORT AERODROME SAFEGUARDING AUTHORITY  
 PLANNING APPLICATION CONSULTATION RESPONSE –  
 under Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas:  
 the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage  
 Areas) Direction 2002**

Planning Authority:	Planning Inspectorate		Application No: S62A/2023/0017
Date Application Received (including sufficient information as required by Circular 1/03):	24/04/2023	Response Deadline on Consultation	Date Response Returned: 23/06/2023 Revised Response following revised Glint & Glare assessment
Development Proposal:	Development of the site to create an open logistics facility with associated new access and ancillary office and amenity facilities		
Location:	Land at Tilekiln Green, Stansted, Great Hallingbury	Application Type: FULL	
OS Co-ordinates (Eastings/Northings):	551726 / 221351		
Our Reference:	2023/093		

**NO OBJECTIONS SUBJECT TO CONDITIONS**

The Safeguarding Authority for Stansted Airport (STN) has assessed this proposal and its potential to conflict aerodrome Safeguarding criteria. We have reviewed the revised Glint and Glare assessment and we hereby withdraw our earlier holding objection. We have no objections to this scheme subject to the following conditions:

- No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved plan shall be adhered to throughout the construction period. The Plan shall provide for;
  - the control of dust and smoke on the site;
  - any tarpaulins or similar materials used during construction are to be securely fastened;
  - any temporary construction lighting is to be installed to the same principles as the permanent lighting scheme i.e. capped at the horizontal, pointed flat from the horizontal with a 0% ULOR rating.
 Reason: Flight safety - Dust/Smoke to be strictly controlled given the proximity to the critical flight receptors of STN; dust and smoke are hazardous to aircraft engines and present a visual hazard to pilots and air traffic controllers. All materials to be secured to ensure that they do not become an airborne Foreign Object Debris concern.
  
- Prior to the commencement of the operation of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, and the plan shall include, but not be limited to, the following:
  - the control of dust and smoke on the site;
  - any tarpaulins or similar materials used during operation are to be securely fastened;
 Reason: Flight safety - Dust/Smoke to be strictly controlled given the proximity to the critical flight receptors of STN; and smoke are hazardous to aircraft engines and present a visual hazard to pilots and air traffic controllers. All materials to be secured to ensure that they do not become an airborne Foreign Object Debris concern.

Cont.

- The Bird Hazard Management Plan 8723.BHMP2022.vf dated February 2022 shall be implemented as approved upon completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority in consultation with the aerodrome safeguarding authority for Stansted Airport.
- Reason: Flight safety - It is necessary to manage the site in order to mitigate bird hazard and avoid endangering the safe movements of aircraft and the operation of Stansted Airport through the attractiveness of birds.
- Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.  
Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport.
- Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no reflective materials other than clear or obscure glass shall be added to any buildings, including Solar PV panels, without the express consent of the local planning authority in consultation with the aerodrome safeguarding authority for Stansted Airport.  
Reason: In the interests of flight safety and to prevent distraction and confusion to pilots using Stansted Airport.

Informatives:

- The site operators must comply with the need to not create a Glint and Glare hazard either by reflections or by artificial lighting; should any glare occur, Stansted Airport Ltd. will require the site operator to take action to mitigate the glare. Given the location of this property relative to the aerodrome, the applicant should be aware that the airport will take action against anyone found in contravention of the Air Navigation Order ("Order"). In particular in contravention of the following provisions under that Order:-
  - Part 10: 240: A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft.
  - Part 10: 241: A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property.
- The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Stansted Airport, or not attach conditions which Stansted Airport has advised, it shall notify Stansted Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Signed: Diane Jackson  
Date: 23/06/2023



(Authorised MAG Aerodrome Safeguarding Officer)

The appropriate office for consultation is:  
[aerodrome\\_safeguarding@stanstedairport.com](mailto:aerodrome_safeguarding@stanstedairport.com)

Enterprise House  
Bassingbourn Road  
Essex  
CM24 1QW



Switchboard: +44 (0) 844 335 1803