UTTLESFORD DISTRICT COUNCIL LOCAL PLAN EXAMINATION

EASTON PARK - MINERAL STATEMENT OF COMMON GROUND

Introduction

This Statement of Common Ground (SoCG) relates to land at Easton Park, Little Easton, Essex and is made in respect of safeguarding mineral resources and reserves and waste management sites and co-location considerations relating to the continued operation of Highwood Quarry, located in the centre of the Easton Park estate.

The Parties

a) Landsec (“LS”); and
b) Mineral and Waste Planning Authority, Essex County Council (“M&WPA”);

This SoCG has been jointly prepared and agreed by the above Parties.

LS is the owner of the land and minerals at Easton Park. Drawing Ref: 15576-274 Rev. A (attached) shows the extent of the LS ownership outlined in red. The evolving illustrative masterplan (attached) shows the extent of the proposed “New Settlement”.

ECC is the Mineral Planning Authority and the Waste Planning Authority.

Purpose

The purpose of this SOCG is to advise Uttlesford District Council, and the Local Plan Inspector, that the Parties have agreed the following:

1) that the proposed new settlement can be delivered without adversely impacting on the effective operation of the existing consented and safeguarded mineral and waste operation, shown outlined in blue on Drawing Ref: 15576-274 Rev. A (attached);

2) that beyond the consented area, the only additional deposits viable to extract are located in the area outlined in green on Drawing Ref: 15576-274 Rev. A (attached) only. This area is known as the “Potential Western Extension”;

3) that, subject to securing planning permission, for prior extraction of mineral from the Potential Western Extension, mineral extraction can be accommodated within the phasing of the New Settlement delivery and therefore the proposed New Settlement does not give rise to concerns regarding the sterilisation of viable mineral reserves; and

4) that the phasing for the New Settlement demonstrates that appropriate separation distances, in excess of 100m, including with the Potential Western Extension, can be achieved, but that it is recognised that greater distances and/or mitigation may be required to protect the amenity of new and existing residents, which are matters that will be addressed at the time of submission and determination of reserved matters applications relating to the New Settlement. Any mitigation requirements would be attached to the New Settlement outline or reserved matters approvals.
**Actions**

1) should Easton Park be confirmed as a New Settlement location in the Uttlesford District Council Local Plan, a robust planning application will be submitted to M&WPA for the Potential Western Extension area, such that if approved there is adequate time to allow the phased completion of extraction and infilling of both the Potential Western Extension and the existing Highwood Quarry prior to redevelopment as part of the New Settlement;

2) in parallel with Action 1 above, a planning application will be submitted to M&WPA to vary the approved phasing of the existing mineral and waste operation at Highwood Quarry, to seek consent for the Potential Western Extension to be worked prior to the remaining phases of the existing mineral and waste operations at Highwood Quarry;

3) LS will agree a lease or vary the existing lease to allow the Potential Western Extension and the existing mineral and waste operations to be completed;

4) The Parties will continue to positively engage to ensure the emerging New Settlement proposals do not result in any adverse impact upon the effective working of the safeguarded permitted mineral reserve and mineral within the Potential Western Extension and waste operations at Highwood Quarry

5) LS agree that no residential (Use Class C3) property within the New Settlement shall be occupied unless the façade of the property is more than 100m from the mineral excavation face, the landfilling face, any minerals and waste processing plant or the access road to the Highwood Quarry.

**Conclusions**

The allocation of Easton Park as a new settlement location, would not, in principle:

A) result in mineral sterilisation, subject to the prior extraction of the viable resource in the Potential Western Extension area; or

B) result in any adverse impact on the effective working of the safeguarded permitted mineral reserve and mineral within the Potential Western Extension and waste operations at Highwood Quarry, including with the Potential Western Extension subject to appropriate mitigation provided by LS, stand-offs and necessary phasing of the New Settlement.

Signed

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Jonathan Levy
Development Director – Landsec

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Claire Tomalin
Principal Planning Officer Minerals & Waste – Essex County Council