**From:** simon@heatonsconsulting.com <simon@heatonsconsulting.com>
**Sent:** Tuesday, April 9, 2024 4:57 PM
**To:** Hudson, Mary - Oxfordshire County Council <Mary.Hudson@Oxfordshire.gov.uk>
**Cc:** 'Simon Rees' <s.rees@greenfieldenviro.co.uk>
**Subject:** RE: White Cross

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Hi Mary

I had just drafted you a response, some of which pertains to the EA issue!!

As follows:

I’ve discussed the points you have raised with Simon Rees and our response is as follows:

**Quarry Haul Roads**

You are correct that that the quarry haul roads will not need to be retained for agricultural and nature conservation end-uses. We can therefore confirm that they will be removed as part of the restoration of the site. The landowner will though need access to riverside grazing land in the long-term (proposed flood plain grazing marsh habitat) and in that regard the Conceptual Restoration Drawing R25-9 shows a relatively short section of narrow “farm access track” set between two new hedgerows (with hedgerow trees). We propose to deliver this as part of the final restoration. In fact, this is simply the re-establishment/restoration of an existing feature on the farm unit, but we now propose to include landscape planting enhancements for long-term landscape benefit.

The EA proposed conditions and these include conditions requiring approval of a detailed restoration scheme/strategy as well as a landscape management plan. The imposition of these pre-commencement conditions will provide the MPA with control over the detail of the final restoration, but we can re-assure you at this stage that we will not be proposing retention of the quarry haul roads. Only the relatively short section of (existing)  farm access track will be included with the new hedgerow and tree planting.

**Lighting**

It is no longer our intention to use external lighting around the offices during the hours of darkness. Modern CCTV cameras have negated the need for such lighting. We would accept a condition restricting/controlling the use of external lighting for the reasons of reducing potential impacts on the local landscape and ecological interests.

**Development Phasing and Excavation/Backfill Sequencing**

Our latest development phasing plan – R25-7 v4 – is intended to **compliment** the excavation and backfill sequencing stages shown on the Edenvale Young (EVY) plan included in the latest FRA (showing stages SP1 to SP10).

We can confirm that we are fully accepting of the EA’s condition 2 which requires the excavations and backfilling to follow the 10 stages SP1-SP10 shown by EVY in the latest FRA. The EVY sequencing plan and the EA condition 2 deal specifically with the areas/stages of quarry excavation and backfill. The Phasing plan R25-7 v4 shows a revised phasing and direction of working to reflect, broadly, the EVY excavation/backfilling sequencing plan, which the EA are supportive of. The phases shown on R25-7 v4 – Phase A (plant site area), followed by broad phases 1 to 3 show the phases/areas that will be separately stripped of soils and then excavated/quarried and backfilled in line with the EVY plan. Therefore within each phase the working will follow the direction and sequencing of the EVY plan and the EA condition 2. You will see that Phase 3 has been re-designed – into a single phase with a southerly direction of working to reflect the EVY plan and the EA condition 2.

The EVY plan provides more detail on the extent and sequencing of each quarry excavation within each phase of the development. The Phasing plan R25-7 v4 has been adjusted to broadly reflect this excavation and backfilling approach that the EA supports and which the operator is happy to follow.

I think it would be helpful if the EA could see these comments asap – as it may well help them.

We are more than happy to discuss this with you if you feel you need further explanation. Our intention has been simply to adjust the broad development phasing to incorporate and facilitate the EVY stages/sequencing  of excavation and backfilling (SP1 to SP10) given the EA’s support and proposed condition. We could maybe incorporate some wording into the EA condition to say that the phasing and direction of working shall follow the Phasing Plan R25-7 v4 and then go on to specify that, within the phases the excavation and backfilling shall accord with the FRA and the EVY Sp1 to SP10 plan

We hope this helps clarify the position on development phasing and the sequencing of the excavation and backfilling to accord with the EA’s requirements.

Maybe it would be worth a quick chat? I am around tomorrow generally apart from one or two commitments.

Best regards

Simon

Simon Heaton

Planning Consultant

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