



LAND EAST OF
HIGHWOOD
QUARRY



SCAN THE QR
CODE TO VISIT
WEBSITE

COMMUNITY NEWSLETTER APRIL 2025

It has been quite a while since our last Community Newsletter, and we wanted to take this opportunity to update you on where we are with our plans to develop the site known as Land East of Highwood Quarry, which is located within the Easton Park Estate.

As you may be aware, outline planning permission was granted on the 11th September 2023 for up to 1,200 new homes including affordable housing, primary school, local centre and public open space on the site. We thought it would be helpful to explain more about the process following the granting of planning permission and what we will be doing in the coming months.



www.landeasthighwoodquarry.co.uk



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A quick reminder of the development coming forward...



Up-to 1,200 new homes including affordable homes



A new Local Centre



A central park



An activity park for formal sports



Play and outdoor sports facilities



A new primary school



Allotments/community food growing areas



Areas of accessible open space



Community sports pitches



Cycle/pedestrian routes



Primary access from A120



- 1 Central Park - A Space For Outdoor Events
- 2 Local Centre - Small Scale Retail & Community Facilities
- 3 Primary School
- 4 Activity Park - Formal Sports
- 5 Retained Open Landscape Character

- 6 Amenity Grassland
- 7 Wildflower Meadows
- 8 Wetlands and Attenuation Basins
- 9 Saffron Trail - Existing Public Right Of Way / National Trail
- 10 Circular Leisure Walk
- 11 Green Corridors

- 12 Woodland Planting
- 13 Play / Outdoor Sports Facilities
- 14 Allotments
- 15 Primary Access from A120
- 16 Non-Vehicular Connection To Park Road
- 17 Bridleway / Public Right Of Way
- 18 Non-Vehicular Connection Point

Planning permission explained...

An Outline Planning Permission establishes the principle of development subject to it meeting certain parameters. The detailed design will then need to adhere to the parameters approved and be subject to separate approval at a later date, known as 'Reserved Matters'. Uttlesford District Council, as the planning authority will therefore maintain control over any subsequent detailed Reserved Matters applications.

The Outline Planning Permission is accompanied by a Section 106 (S106) agreement which sets specific obligations relating to the development of the site. A S106 agreement is a legally binding agreement between a local planning authority and a developer, made under Section 106 of the Town and Country Planning Act 1990. These agreements are also known as planning obligations. These obligations ensure that the development is acceptable in planning terms and benefits the local area.

The Outline Planning Permission is subject to a number of planning conditions which set requirements that the developer must comply with during the course of the development or on completion of the development, or require the submission of additional details for approval at certain stages of the development. These conditions are designed to ensure that the development is regulated and carried out in a way that is acceptable in planning terms. For example, these may specify the length of time permission is granted for or the necessary assessments which accompany an application.

What will be happening next?

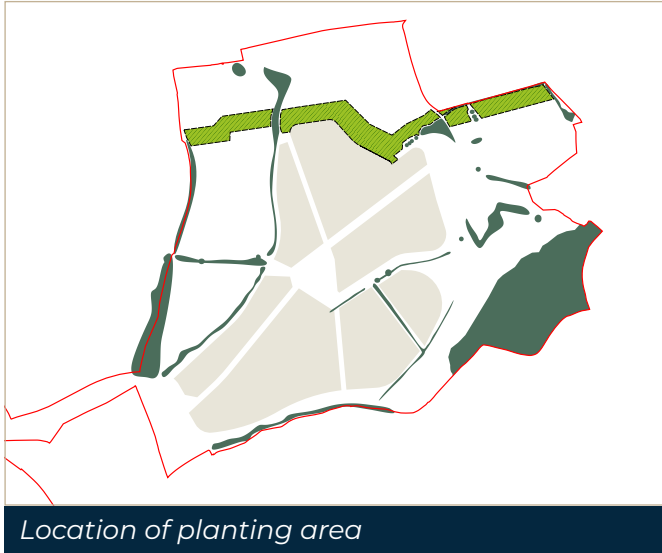
As part of the Outline Planning Permission granted in September 2023 and before any detailed layout plans can be submitted for approval to start building new homes, Landsec and their team of consultants must submit a Site Wide Masterplan for the development to the Council. This submission will need to cover a range of defined subject areas as identified by the planning conditions (as explained above) and receive approval from the Council.

The consultant team has been working on this during 2024 and early 2025 and Landsec intends to make this submission this April. The condition details that must be covered in the Site Wide Masterplan and require submission to Uttlesford District Council, as the Local Planning Authority include:

1. Details of all open areas within the development. This includes the provision of play areas, open spaces, roads, footpaths and cycleways, sports facilities, drainage attenuation basins, allotment provision and other landscape elements.
2. Details of the phasing of the development including the residential areas, landscape areas, commercial, community and education facilities, and other infrastructure delivery.
3. Details of the proposed woodland buffer along the northern boundary of the site.
4. Details of the relationships / links between the development and neighbouring uses. This could include confirmation of the footpath and cycleway connections towards Great Dunmow and the new housing and secondary school being constructed to the south of the development site.
5. Details of recreation opportunities and connections through the site.
6. Details of public transport provision and the proposed mobility hub being planned for the development.



Following this, the first detailed Reserved Matters application that will be submitted, will not be for the construction of any houses, but for the new woodland landscape buffer that is planned to stretch across the site from east to west along the northern edges of the fields to the south of Park Road. The new woodland planting will, of course, take time to grow and mature but it will ultimately reduce the visual impact of the new development when viewed from the north along Park Road and from Little Easton. The route of the Saffron Trail will also be safeguarded as part of this application.



Location of planting area



Illustrative image of planting scheme.

Timeframe

September 2023

Outline Planning
Permission granted.

April 2025

Submission of Site Wide Masterplan
and Reserved Matters application for
new woodland landscape buffer to
the south of Park Road, Little Easton.

January 2024 – March 2025

Preparation of Site Wide Masterplan
and Reserved Matters application.

Summer 2025

Anticipated approval of Site
Wide Masterplan and Reserved
Matters Application by
Uttlesford District Council.

Please do visit our updated website, where you can find more information and register to be kept up to date on the future development of the site.

We understand that not everyone will have access to the internet or may feel uncomfortable navigating our website. If you have any questions or are having difficulty accessing any of the information, please do not hesitate to contact us and we will be happy to help.



If you want to chat to someone,
give us a call: **07907 735417**
(from 9.30am to 5.00pm, Mon-Fri)



Send us an email and we will
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