

PROPOSED EXTENSIONS OF EXISTING SAND AND GRAVEL WORKINGS ON TO LAND WEST OF ALDBOROUGH ROAD NORTH (PHASE E) AND WEST OF HAINAULT ROAD (PHASE F)

A stand off is the term used to describe the distance between the end of a building and the nearest edge of the nearest extraction phase. Government advice in the National Planning Policy Framework (NPPF) and LBR's Development Control Policies, state that effects on the amenities of neighbouring residential properties and other sensitive land uses should be given particular consideration. Any proposed stand offs should be both reasonable and properly justified – based on site specific assessments and mitigation produced by independent specialist consultants – as part of the Environmental Impact Assessment presented in the Environmental Statement.

This process has been rigorously followed for the proposed Fairlop extensions, to make sure all potential impacts are fully recognised and understood.

The Minerals Planning Practice Guidance issued by central government provides a further tier of policy guidance to both developers and regulators.

“Separation distances/buffer zones may be appropriate in specific circumstances. This is where it is clear that, based on site specific assessments and other forms of mitigation measures (such as working scheme design and landscaping), a certain distance is required between the boundary of the minerals extraction area and occupied residential properties.

Any proposed separation distance should be established on a site-specific basis and should be effective, properly justified, and reasonable. It should consider:

- the nature of the mineral extraction
- the need to avoid excessive or disproportionate sterilisation of mineral resources
- the location and topography potential
- any environmental effects
- various proposed mitigation measures.

The same principles should be applied when considering any other sensitive land uses close to a mineral extraction area.

At Fairlop, the overall scheme has been designed to minimise impacts on residents' local amenity and make sure the local environment is not adversely affected by either the extraction operations or the final restoration scheme.

During extraction, in line with recommendations made by an acoustic consultant, a minimum 75 m standoff would be maintained to the proposed extraction area from nearby residential premises.

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BRIEFING NOTE 3: STAND OFFS**

This area would be used for soil storage –which in turn would provide acoustic and aesthetic screening. In Phase E, it would also accommodate the development and operation of the proposed recharge trench.

At other parts of the site the proposed stand offs would be larger. In the case of listed buildings such as St Peter's Church and the barn at Aldborough House Farm, the proposed standoff is 100m, to minimise any effects on the local setting. There would be no mineral processing within the proposed extension areas, just extraction and restoration operations.

The technical assessments clearly demonstrate all the specific stand offs are both justified and reasonable. This means the proposed development could be carried out within acceptable levels of impact, as defined in central government guidance and accepted British Standard.

Technical assessments reflect, among other issues, changes in technology, such as:

- more modern, quieter plant and equipment
- phased and progressive extraction techniques
- the appropriate design of soil storage mounds (bunds).

There is a very real difference between a formal stand off – identified by technical evaluation in line with national and local government guidelines – and an informal, voluntary arrangement entered in to by the developer – which is not based on technical reasons.