



**SUBMISSION IN RESPECT OF SITE A84 - APPLEFORD FARM –  
NORTH - AS IDENTIFIED UNDER THE EMERGING ESSEX  
MINERALS LOCAL PLAN**

**APRIL 2024**

**PREPARED BY  
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**LIST OF PLANS**

C45/8/7001A	Revised Location Plan
C45/8/7002A	Revised Site Plan
C45/8/7003A	Revised Concept Working Plan
C45/8/7004A	Revised Concept Restoration Plan

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Appendix 1	Site Assessment profile as presented by Essex CC
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## SECTION I

### INTRODUCTION

- I.1 Brice Aggregates Limited (“BAL”) have been promoting the allocation of a sand and gravel deposit known as Appleford Farm - North, under the emerging Essex Minerals Local Plan.
- I.2 The site which has been designated the site reference A84 by Essex County Council (“the Council”) has been promoted as an extension to the existing sand and gravel unit at Colemans Farm Quarry near Witham, progressing on from an interim area identified as Site 50 under this process.
- I.3 The existing site is consented until 2034 in terms of extraction, however, the expectation based on current progress is that the site will be exhausted before then.
- I.4 Under the Emerging Minerals Local Plan Review the Council have set out the need to identify sand and gravel resources at a rate of 3.58m tpa through until 2040. The Council have identified that current consented resources in the county are of the order of 22.95 million tonnes, meaning that a further 59.7 million tonnes needs to be identified and allocated as part of the plan process.
- I.5 Site A84 is one of a number of sites being promoted by BAL which include extensions to the existing unit at Colemans Farm Quarry. Site A84 is situated on land to the east of the current site, east of Braxted Road and east of Site A50. The site comprises agricultural farmland.
- I.6 As part of the emerging MLP, the Council has developed and approved a detailed Site Selection Methodology (“SSM”) and implemented this to apply a traffic light scoring system to all fifty-two candidate sites promoted through this exercise.
- I.7 The SSM considered sixteen different categories and developed a specific scoring system for each of the sixteen categories. Site A84 has scored Green in four categories; five in Amber; five in Red/Amber; and two in Red.
- I.8 BAL have commissioned works to examine the application of the SSM relative to this site and consider what mitigation measures could potentially be required to manage identified impacts, and thereby reduce the potential scoring under the given category, in particular where a red or red/amber score was identified.
- I.9 This submission will provide the following:
  - i. Detailed consideration of baseline setting;
  - ii. Presentation of an outline draft working scheme;
  - iii. presentation of outline draft restoration concept; and
  - iv. a detailed review of the criteria used on the SSM, in particular on the six criteria where a high level of scoring has been identified.
- I.10 BAL is providing this information on a proactive basis, consistent with the requirements of front loading under the NPPF. It is also beneficial to the company to identify potential constraints and potential mitigation measures at the site albeit in high level terms in order that detailed schemes of working and restoration can be developed.
- I.11 The SMM summary/site assessment profile presented by the Council as part of this consultation process is reproduced at Appendix I.

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- I.12 The technical reviews provided as part of the submission consider the scope for impact, but are in no way intended to provide a comprehensive Environmental Impact Assessment at this time.
- I.13 BAL would like to secure a Preferred Site status the under the emerging plan, and have therefore provided this detailed information to allow a more developed understanding of the baseline and scope for impact.
- I.14 BAL has a proven track record in the working of sand and gravel sites in the River Blackwater along with the restoration of the same, and can develop a scheme that will have a long term beneficial effect on the site and surrounding area.
- I.15 It is recognised that size and scale of the site could be of concern to a number of interested parties, but if allocated and developed could have many benefits consistent with the objectives of the Minerals Local Plan as follows:-
- a) the site has the potential to provide significant and sustainable quantities of sand and gravel to support the growth and infrastructure requirements the east of the county;
  - b) the location of the site with long term access to the diverted/upgraded A12 is favourable to move the materials to the market in a sustainable manner as possible given the lack of rail and water opportunities in the county;
  - c) the site has the potential to provide a long term more diverse landscape of greater value both in landscape and nature conservation terms. An enhanced restoration concept is offered in an attempt to provide a nature conservation led wetland scheme that could reinstate the historic landscape associated with the Scheduled Monument; and
  - d) the restoration scheme has the potential to deliver significant habitat enhancement that will also have a positive effect on any animal populations along the River Blackwater corridor.
- I.16 The current iteration of the MLP has been released with an extensive evidence base, including forecasts for the new mineral provision in the county, and a separate topic paper on Growth Locations and Projected Growth. The latter document confirms the site setting in the centre of the county with access to a number of "Growth Locations" including Braintree, Chelmsford, Witham, Kelvedon and Maldon.
- I.17 Development at such locations will require both indigenous construction materials sourced from sites such as Colemans Farm Quarry. The same applies to the range of transport and infrastructure projects noted in the Topic Paper.
- I.18 BAL currently only operates from this one location and allowing Colemans Farm Quarry to deplete would see them exit the market thereby reducing competition whilst eliminating the productive capacity of this site and business. Should allocations be secured these would be brought forward in a timely manner to seek planning permissions within the current plan period. This would enable BAL to continue to serve its principal aggregates markets in the south and west of Essex as well as the ready-mix concrete needs of mid-Essex.
- I.19 Should sufficient extension allocations be secured as part of this process, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output that would support the apportionment rate identified in the emerging Essex MLP, in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets.
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## SECTION 2

### BASELINE

- 2.1 The proforma developed by the Council in support of the promotion exercise set out a high level means by which to summarise the baseline setting of the given promotion.
- 2.2 The total site area and proposed extraction for Site A84 was carefully considered in view of existing land uses; the presence of the Long Mortuary Scheduled Monument (specifically excluded from the site area); perimeter features such as the River Blackwater; and the nearby Fire and Rescue Centre. The areas were also defined based on high level consideration of the need for soils bunds, haulage infrastructure and other ancillary facilities together with the identification of potential biodiversity enhancement areas and/or areas of advance planting. The inclusion of the latter features in particular could be viewed as to the benefit of the scheme irrespective of proximity to sensitive receptors.
- 2.3 The site is situated in a mainly rural context but has residential amenity in proximity, including (with reference to Plan C45/8/7002A):
- Great Braxted Mill to the east; and
  - Pond Farm to the north.
- 2.4 In all cases in particular on residential development the proposed extraction area has been designed to be a 200m away from the nearest façade of the given receptor. Intervening land would to a degree be used for mitigation purposes including for advanced planting and/or the maintenance of soils bunds.
- 2.5 Notwithstanding the above, given the identified methodology under the Health and Amenity scoring in particular the site boundary has been reviewed and adjusted to provide a minimum 60m stand off from the red line boundary to the Fire and Rescue Centre.
- 2.6 It is proposed that the Fire and Rescue centre is a lower sensitivity receptor, and as such does not need to benefit some a large stand-off (see Section 5 below).
- 2.7 An updated proforma is presented at Appendix 2 confirming the revised site area of 16.70 hectares (this taking account of the exclusion of the Scheduled Monument and associated stand-off).
- 2.8 Site A84 is situated within the Appleford Farm - North which is part of a wider ancestral estate, situated in the parish of Great Braxted in the centre of the county.
- 2.9 The site is located in a wider network of public highways, comprising:
- the A12 which afford a central corridor to access markets across the county; and
  - Braxted Park Road to the south, beyond Site A50 (also identified on the Councils freight hierarchy as an important route).
- 2.10 The eastern perimeter of the site is secured by the River Blackwater and the attendant bank side habitats. This area is known and understood to have ecological and landscape value and therefore benefits from a 40m standoff relative to any potential mineral extraction area.
- 2.11 In an historical context, the site is situated in a sensitive setting with Registered Parks and Gardens, Listed Buildings, and a Scheduled Monument, all found in proximity to the site

together with unscheduled but known archaeological remains within the site. Further detail in this regard is provided as part of this report.

- 2.12 The site extends over an area of approximately 16.70 hectares with a gently rising landform within the site rising from circa 17m AOD in the east along the River Blackwater to around 21m AOD in the west near the A12.
- 2.13 In the context of Rights of Way, the site is crossed by two rights of way (FP Kelvedon 36 & FP Kelvedon 28) which would require temporary diversion in the event that the site is allocated and developed over time.

### **Geology**

- 2.14 The published geological information covering the Site A84 (including Mineral Assessment Report TL81) indicates that the operations (including the proposed allocation) are located in an area of superficial deposits of Pleistocene to recent age, which form part of a terrace system occupying the valley of the River Blackwater.
- 2.15 The sand and gravel deposits (comprising elements of River Terrace and re-worked materials) are underlain by Boulder Clay, which is in turn underlain by the Jurassic London Clays.
- 2.16 Drilling surveys have proven the presence of an almost continuous spread of sand and gravels underlying the whole of the proposed allocation area, overlain by small amounts of sandy clay overburden and soils.
- 2.17 Mineral deposit thickness in the allocation area ranged between 1.0 metres and 5.8 metres, averaging just over 3.5 metres. The slight reduction in the extraction area relative to the Fire and Rescue Centre, and the exclusion of the gas main corridor means that the anticipated salable reserve from Site A84 is now 638,000 tonnes.
- 2.18 Initial appraisal of grading data indicates that the quality of the sands and gravels is generally consistent, even comparing the upper and lower gravels that may represent different deposits.

## SECTION 3

### OUTLINE WORKING SCHEME

- 3.1 It is considered that Site A84 is a potential site that could be worked in conjunction with site A50 as an extension to the existing operations at Colemans Farm Quarry. BAL is developing an outline working scheme which is illustrated on Plan C45/8/6003A. The aims and objectives of the scheme are as follows:
- to recover the important resources of sand and gravel in as most sustainable manner as possible;
  - to safeguard the amenity of adjacent residential premises and other sensitive land uses;
  - to make sure any woodland or other sensitive habitats adjacent to the site remains undisturbed and unimpacted by the scheme;
  - to ensure that all soils associated with best and most versatile agricultural land are stripped handled and replaced sensitively;
  - to ensure that any features nature conservation value and adjacent to the site are protected and managed as required;
  - to ensure that the setting or significance of adjacent and nearby heritage assets include the Long Mortuary Scheduled Monument is affected as less as possible and “less than significant harm” is created;
  - ensure best use of all on site resources to minimise the need for imported materials to achieve restoration;
  - to ensure that the public rights of way remains available throughout the scheme;
  - to make sure that water is used in an efficient and sustainable manner; and
  - to ensure all water run-off is maintained on site and only discharged in a controlled manner.
- 3.2 It is proposed that the sand and gravel won from Site A84 would be transported to the plant site at Colemans Farm Quarry, where it will be washed, graded and stocked prior to export off site. BAL have prepared and submitted an application to relocate the plant site onto land known as Appleford Farm (part of the site A50).
- 3.3 It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water pumped initially into on site freshwater lagoons, or a direct discharge off site using a sump consistent with the consented regime at Colemans Farm Quarry.
- 3.4 The sand and gravel will be worked by conventional means with a hydraulic excavator, loading dumper trucks to transport the as raised sand and gravel to either the plant site directly for processing and distribution or, alternatively by loading a feed hopper for a field conveyor to transport the materials to the plant site.
- 3.5 The proposed limit of extraction is illustrated on Plan C45/8/7003A. The proposed extraction area has been defined using the following stand offs: -
- 60m from the main Fire and Rescue Centre;
  - 50m from the Long Mortuary Scheduled Monument;
  - 40m to the River Blackwater; and
  - 10m to remaining perimeters.
- 3.6 Plan C45/8/7003A shows seven phases of working each with around 200,000 - 225,000 tonnes of sand and gravel. Each phase would be worked over a period of ten-twelve months, with an

overall extraction period of just over three years. This would be reduced to approximately two and a half years at an output of 300,000 tonnes per annum.

- 3.7 In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to temporarily divert Footpaths Kelvedon 36 and Kelvedon 28. Potential diversion routes are illustrated on Plan C45/8/7003A. The proposed routes are considered to be no less accommodating than the existing route. The diversion of Kelvedon FP36 needs only to be in place for a short duration of the order of six months. The diversion of Kelvedon FP 28 may need to be permanent to provide for an enhanced scheme of restoration, but in this regard a network of permissive paths is offered to offset this potential impact.

### **A12**

- 3.8 In light of the approved A12 improvement works (which now has royal assent, although the process has been paused in view of a JR) it may be necessary for BAL to relocate certain elements of the infrastructure of Colemans Farm Quarry, including the processing plant which is currently sited on land which lies within the footprint of the proposed A12 works (refer to Plan C45/8/7001A).
- 3.9 Should the A12 improvement works proceed and it be necessary to relocate the processing plant, it is anticipated that this could be to a location to the east of Braxted Road (refer to Plan C45/8/7001A). It is envisaged that the size and capacity of the relocated plant site would be near identical to the existing arrangements on site.
- 3.10 Should the A12 works not proceed and the processing plant remain in situ at Colemans Quarry, then as-dug material from the proposed allocation could also be transported to the existing processing plant using a field conveyor over the Braxted Road.
- 3.11 In any event, as raised sand and gravel won from the proposed allocation will need to be transported to the infrastructure of the Colemans Farm Quarry complex which will exist at the time. No new access or HGV routing onto the road network is expected to be necessary.
- 3.12 Should the processing plant be relocated, this will be solely as a result of the A12 works and in the first instance to support the working of remaining reserves at the existing Colemans Farm Quarry site.

### *Advance Planting*

- 3.13 In view of the nature and scale of the proposals and the environmental (in particular visual) context of the site, no advance planting is considered to be required or necessary.

### *Appleford Bridge*

- 3.14 The proposed working and restoration scheme is based on the use existing access (suitably enhanced) into the farm. The existing site already has planning consent which amongst other matters allows for a certain level of HGV activity over the bridge to provide ease of access to markets around Tiptree, Braxted, and the Tothams. As such, there would be no need to make any use of Appleford Bridge over and above existing approved rates of activity, or at lesser rates of activity approved via application ref ESS/43/23/BTE.

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## SECTION 4

### OUTLINE RESTORATION CONCEPT

- 4.1 It is proposed that land within Site A84 will be restored primarily to nature conservation habitat (refer to Plan C45/8/7004A) appropriate to the landscape, hydrological and ecological setting of the site.
- 4.2 An enhanced restoration concept is offered in an attempt to provide a nature conservation led wetland scheme that could reinstate the historic landscape associated with the Scheduled Monument which would remain undisturbed through all phases of the development.
- 4.3 Section 3 of the draft Minerals Local Plan amongst other matters highlights the importance of restoration to achieve high quality sustainable landforms and land uses. Such schemes should be developed and delivered in a timely manner to minimise the scope for adverse effects over long periods of time.
- 4.4 The restoration of minerals sites are supported by detailed and rigorous management plans to ensure the implementation and development of the restoration schemes. This is supplemented by aftercare schemes to ensure that the land uses and habitats are well managed to ensure their long term integrity. This is a long established principle at the existing quarry at Colemans Farm.
- 4.5 The section recognises the importance of a phased approach of restoration and the scheme provided in this report (although still in outline form) is predicated on this basis. BAL has developed an outline restoration concept which is illustrated on Plan C45/8/7004A. The aims and objectives of the concept are as follows:
- i. to provide a long term sustainable landform;
  - ii. to ensure an improvement in the nature conservation value of the site into the future;
  - iii. to ensure that the long term setting or significance of adjacent and nearby heritage assets is in no way reduced and is potentially enhanced; and
  - iv. ensure best use of all on site resources to minimise the need for imported materials to achieve restoration;
  - v. to provide an enhanced network of public rights of way including permissive routes to support recreational aspirations; and
  - vi. to ensure all water run-off is maintained on site and only discharged in a controlled manner.
- 4.6 In this regard, the concept illustrated on Plan C45/8/7004A provides for nature conservation creation, supplemented by a network of permissive rights of way to improve connectivity across the landform, in particular east-west.
- 4.7 The scheme will contribute positively to the environment, consistent with draft policies S12, and DMI, articulated in the emerging MLP as well as consistent with National Policy Guidance. The nature conservation habitats envisaged include:
- reedbed and swamp;
  - other wetland habitats;
  - neutral grassland habitats; and
  - farmland margins.

These are all identified Habitat Management Plans under the adopted Essex BAP, ensuring further positive contributions.

- 4.8 The creation and development of the above habitats will also result in the establishment of environment where many of the species identified under the BAP can flourish, including the farmland bird and invertebrate assemblages.
- 4.9 The value or significance of this scheme can only be determined under detailed assessment. However, even in its conceptual form the scheme has the potential to deliver significant long term and sustainable environmental enhancement to the benefit of the local community and local environs consistent with the objectives of the emerging MLP and the SSM.

## SECTION 5

### SITE ASSESSMENT

- 5.1 The draft MLP is supported by a number of supporting documents including a Site Selection report. The report (prepared by BPP Consulting and Stantec on behalf of the Council) provides a methodology and review of the decision making process behind the assessment of each of the sites.
- 5.2 The scoring for the site at Appleford Farm - North is detailed in the proforma reproduced at Appendix I and summarised in Table I below.

Criteria	Scoring
Landscape and Visual Sensitivity	Amber
Biodiversity	Amber
Historic Buildings	Amber
Archaeology	Red
Flooding	Red/Amber
Transport	Red/Amber
Access	Red/Amber
Public Rights of Way	Red/Amber
Geo-Environmental	Red/Amber
Hydrology, Hydrogeology and Drainage	Amber
Air Quality	Green
Soil Quality	Amber
Services & Utilities	Red
Health & Amenity	Red/Amber
Green Belt	Green
Airport Safeguarding Zones	Green

**Table I: Summary of the scoring of Site A84**

- 5.3 As can be seen above of the sixteen criteria examined, seven scored as high impact (i.e Red or Red/Amber), including:
- Archaeology;
  - Flooding;
  - Transport and Access;
  - Public Rights of Way;
  - Services and Utilities; and
  - Health and Amenity.

- 5.4 Furthermore, five criteria examined were scored as medium impact (i.e Amber), including:
- Landscape and Visual Sensitivity;
  - Biodiversity
  - Historic Buildings;
  - Hydrology, Hydrogeology and Drainage; and
  - Soils Quality.

- 5.6 Of the seven criteria identified as medium or high impact above, none have not been subject to detailed technical review at this time, although BAL would offer some commentary under the following headings.

- Public Rights of Way;
- Services and Utilities;
- Health and Amenity;
- Transport and Access; and
- Archaeology.

Addressing each in turn.

*Public Rights of Way*

- 5.7 The site assessment (refer Appendix I) scored this element as a High Impact, as public rights of way will need to be diverted to facilitate the development of the deposit. This is accepted by BAL although the company would argue that the diversion of such assets is often part and parcel of minerals development (including at the existing Colemans Farm Quarry) and as such diversions (which may only need to be in place for a temporary period) should not necessarily be scored as Red/Amber as high levels of mitigation are not required to make the site acceptable. BAL would propose that the site only be scored “Amber” under this criteria.

*Services and Utilities*

- 5.8 The site assessment (refer Appendix I) scored this element as a High Impact, as utilities are in proximity to the site. The reason for this scoring is understood to relate to the presence of the high-pressure gas main, but the site boundary has been modified to now exclude this feature.

- 5.9 In the same regard, there are no known 400kVA, 132kVA assets and/or strategic water main assets on site, which again would suggest a lower level of scoring should be applied.

- 5.10 The scoring criteria identified in Appendix I of the SSM Report provides for five tiers of scoring. On the basis of the above, BAL would suggest that the site is only worthy of scoring “Amber” using the methodology noted on Table 2 of Appendix I of the SSM.

- 5.11 In any event, the relationship between utility assets and mineral workings is clearly defined in statute law and it is respectfully suggested that is not something that a Minerals Planning Authority needs to be concerned with when allocating sites for minerals and waste development.

*Health and Amenity*

- 5.12 The SSM reported that **“One public building (fire service and rescue) is 30m north of the Site. One residential building is 180m south east, one residential building is 190m**

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**north and one farm building is 190m north. Two farm buildings are 24-250m north, one commercial building is 130m east, two residential buildings are 130-170m east, and two commercial buildings are 220-250m west. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would be difficult.”**

- 5.13 With reference to the attached plans and the commentary noted above it is clear that the site is relatively remote from residential premises. Given the identified methodology under the Health and Amenity scoring the noted on Table 2 of Appendix I of the SSM, site boundary has been reviewed and adjusted to provide a minimum 60m stand off from the red line boundary to the Fire and Rescue Centre.
- 5.14 Relative to the SSM methodology under this criteria as a general point, BAL would not that the Fire and Rescue Centre should not be afforded the same level of sensitivity/protection as a residential premises for example.
- 5.15 Based on the commentary provided above and consideration of the scoring criteria in the SSM these changes to the promotion area are suggested to make Site A84 an “Amber” site under identified methodology under the Health and Amenity scoring the noted on Table 2 of Appendix I of the SSM.

#### *Transport and Access*

- 5.16 BAL recognise that that there is an area of uncertainty that could be applied to all the potential allocations that have been promoted as an extension to the operations at Colemans Farm. The company also recognises that there is also some over lap with the “Access” criteria under the SSM.
- 5.17 The current site benefits from two access points (one onto Little Bracted Lane and the other onto Braxted Road). The access onto Little Bracted Lane affords almost immediate access to the A12 (i.e the main road) whilst the access onto Braxted Road is onto a secondary distributor. These are scored as Green under the Access methodology acknowledging that they are in place and no further mitigation is required.
- 5.18 When applied to the Transport Criteria (refer to Table 2 of Appendix G of the SSM) it is strongly suggested that the main access onto Little Bracted Road should be scored as “Green” and the access onto Braxted Road should be scored as “Amber” at worst as this asset is a secondary distributor, and is part of the councils identified freight network.
- 5.19 There is a third scenario that post A12 works the plant site would be located onto Appleford Farm and access would be derived off Braxted Road only, which in turn would benefit from an upgraded connection with the A12. As such it is considered that under any of the scenarios Site A50 should be scored as Amber at worst under the “Transport” criteria, and Green scoring under the “Access” criteria (refer to Table 2 of Appendix H of the SSM).
- 5.20 By way of evidence as to technical feasibility of this access, an outline design has been provided as part of a Transport Assessment that accompanies application ref ESS/43/32/BTE. A copy of this report is provided at Appendix 3, and confirms that the existing farm and commercial access can be suitable upgraded to safely accommodate the rates of HGV activity to and from the site.

*Archaeology*

- 5.21 When considering the site scoring as applied under Appendix E of the SSM, it would appear that the scoring does not reflect the fact that BAL have explicitly excluded the Long Mortuary Scheduled Monument from the site and have furthermore applied a 50m exclusion area. BAL have seen examples of much closer stand offs under minerals decisions elsewhere (as little as 10m), which reflect the temporary nature and wholly reversible effects of such development.
- 5.22 While consistent ploughing has led to the deterioration of the mortuary enclosure, both the Scheduled Monument and the other archaeological features in the area remain visible as crop marks. Notwithstanding field observations have confirmed that the monument possesses no visible presence in the field. Whilst BAL acknowledge that there is a high potential for archaeology in the promotion area, the fact that this is not scheduled or otherwise protected means that the scope for impact is reduced as such the site should potentially be scored as Red/Amber and possibly lower.
- 5.23 Furthermore, as the setting of the Scheduled Monument is characterised by its (physical) topographic location on the flood plain of the River Blackwater on low-lying ground. The land rises to the immediate north-west of the monument and remains largely level to its south and east. It therefore appears likely that even prior to the loss of any upstanding form this was not a particularly prominent feature within the local landscape. However, should the flood plain have been inundated seasonally it is possible it would have remained visible in this location as an 'island'. The proximity of the monument to the River Blackwater is also notable given the frequent association between Neolithic mortuary monuments and natural landscape features. The reinstatement of such a setting as part of the restoration of the site could provide some benefit to the setting of the monument.

## SECTION 6

### SUMMARY AND CONCLUSIONS

- 6.1 In view of the above assessments it is considered that the scoring for the Site A84 should be amended, as summarised in Table 2 below. Rows shaded in green show areas where the scoring should be altered with the proposed level identified.

Criteria	Scoring
Landscape and Visual Sensitivity	Amber
Biodiversity	Amber
Historic Buildings	Amber
Archaeology	Red/Amber
Flooding	Red/Amber
Transport	Amber
Access	Amber
Public Rights of Way	Amber
Geo-Environmental	Green
Hydrology, Hydrogeology and Drainage	Amber
Air Quality	Green
Soil Quality	Amber
Services & Utilities	Amber
Health & Amenity	Amber
Green Belt	Green
Airport Safeguarding Zones	Green

**Table 2 – Proposed revised scoring for Site A84**

## **Revised Plans**

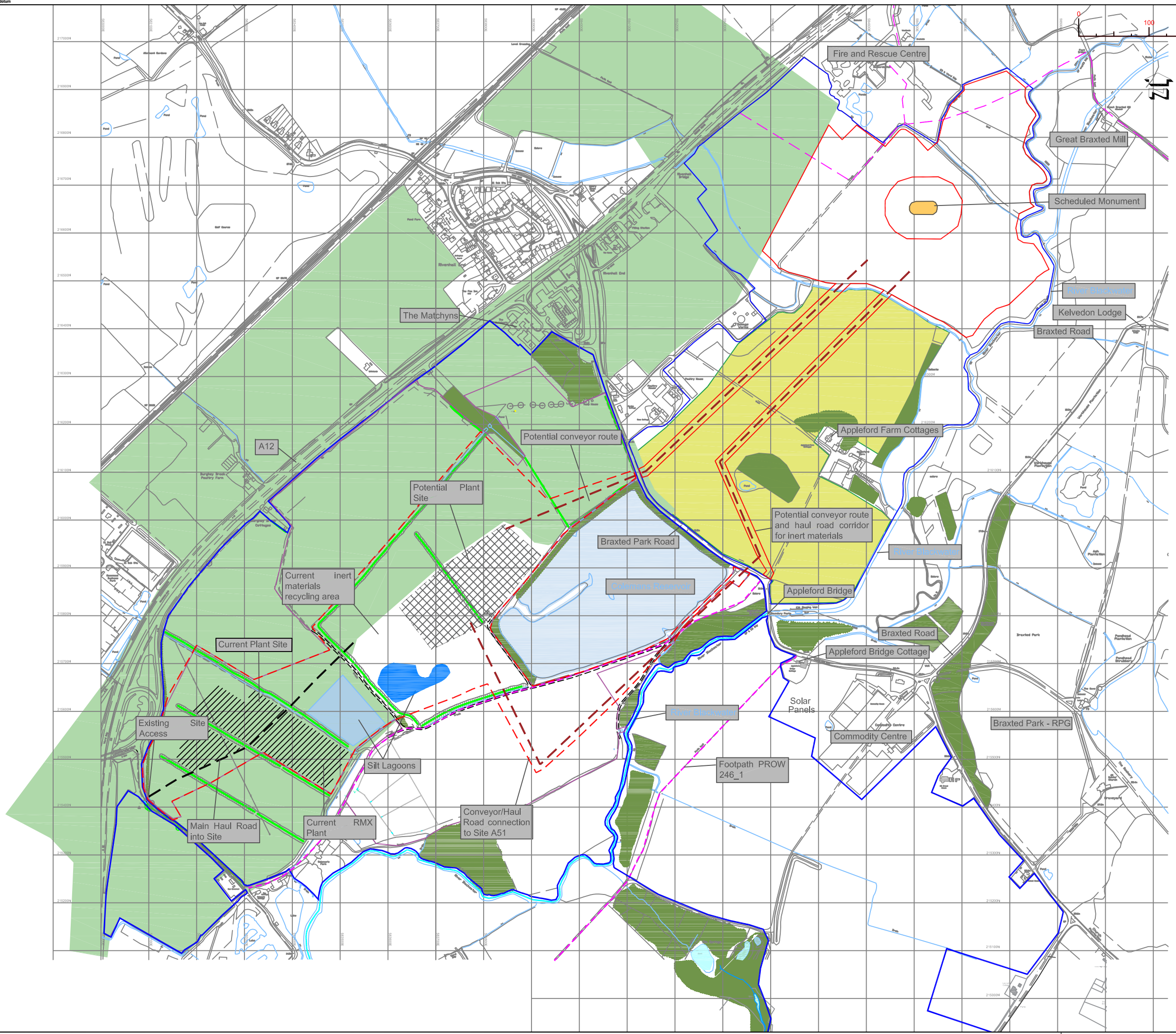
C45/8/7001A Revised Location Plan

C45/8/7002A Revised Site Plan

C45/8/7003A Revised Concept Working Plan

C45/8/7004A Revised Concept Restoration Plan

- LEGEND**
- CURRENT PERMISSION AREA
  - OTHER LAND UNDER APPLICANTS CONTROL
  - PUBLIC RIGHT OF WAY
  - PROPOSED ALLOCATION SITE
  - RESOURCE BLOCK
  - WOODLAND BLOCKS
  - APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
  - CURRENT PLANT SITE
  - POTENTIAL PLANT SITE
  - MAIN HAUL ROAD INTO SITE
  - POTENTIAL HAUL ROAD/CONVEYOR TO SITE A84
  - CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A84
  - SITE A50

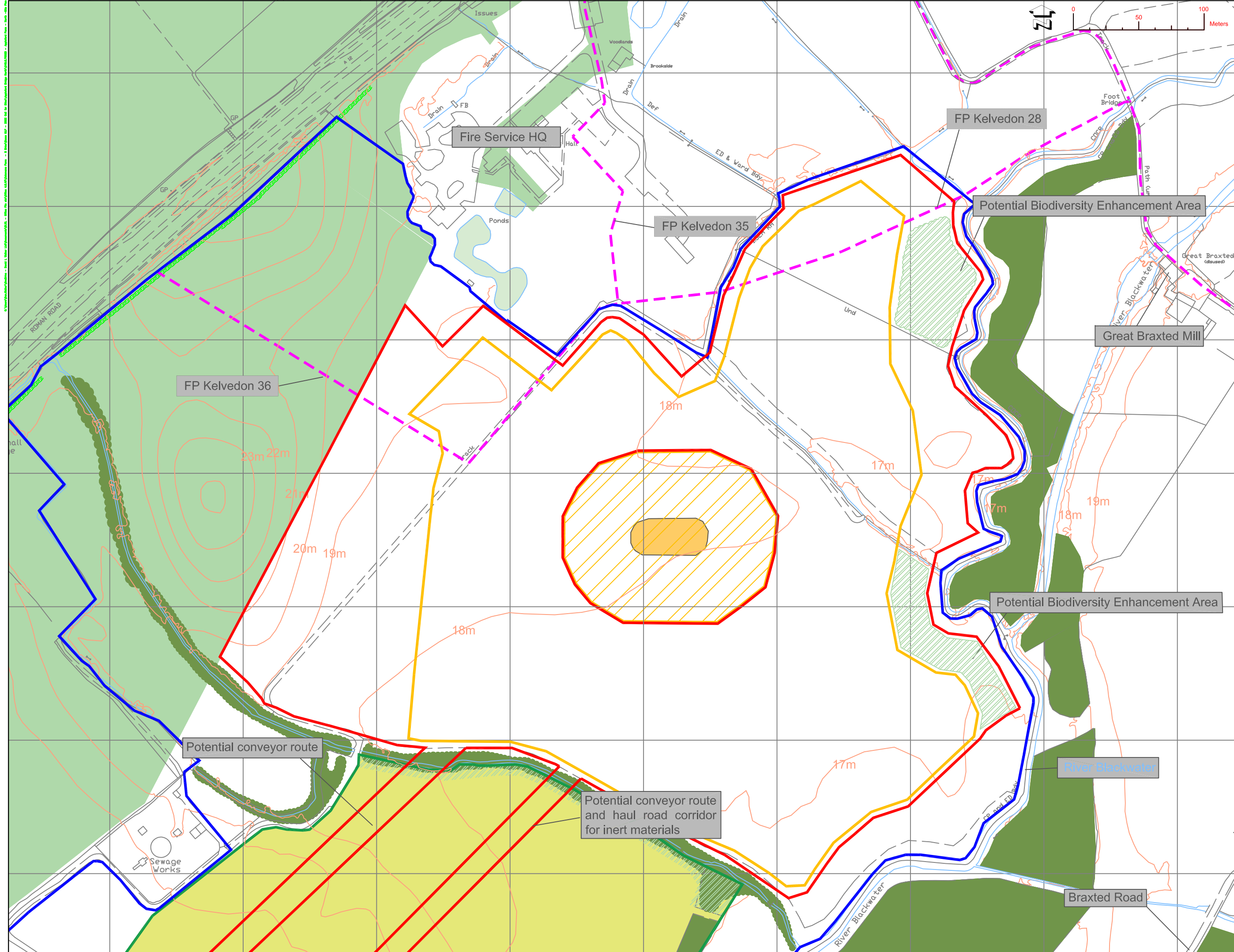


BRICE AGGREGATES LIMITED

COLEMANS FARM QUARRY, WITHAM, ESSEX

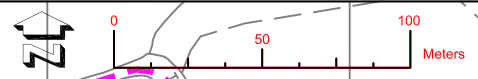
Land at Appelford Farm - North - Site A84 Location Plan

Scale	1:5000	Date	OCT 24	Drawing No.	
Drawn By	DW	Checked By	CE		C45/8/7001B



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- LEGEND**
- OTHER LAND UNDER APPLICANTS CONTROL
  - PUBLIC RIGHT OF WAY
  - PROPOSED ALLOCATION SITE
  - RESOURCE BLOCK
  - WOODLAND BLOCKS
  - APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
  - SCHEDULED MONUMENT
  - STAND OFF FROM SM
  - POTENTIAL BIODIVERSITY ENHANCEMENT AREA



FP Kelvedon 36

Fire Service HQ

FP Kelvedon 35

FP Kelvedon 28

Potential Biodiversity Enhancement Area

Great Braxted Mill

Potential Biodiversity Enhancement Area

Potential conveyor route

Potential conveyor route and haul road corridor for inert materials

River Blackwater

Braxted Road

BRICE AGGREGATES LIMITED

LAND AT APPLEFORD FARM, WITHAM, ESSEX

Land at Appleford Farm - North - Site A84 Site Plan

Scale 1:2500 Date Oct 24 Drawing No. C45/8/7002B





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**LEGEND**

- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
- POTENTIAL PERMISSIVE RIGHT OF WAY NETWORK
- AGRICULTURAL REINSTATEMENT
- MIRE / WETLAND HABITAT
- LOWLAND MEADOW / ARABLE MARGIN
- PROPOSED OPEN WATER

Reinstate Arable Landuse

Fire Service HQ

Reedbed Fringe

Potential Rights of Way Diversion

Potential Permissive Right of Way

Potential Causeway Across Wetland

Lowland Meadow Habitat

Lowland Meadow Habitat that maybe seasonally flooded

Stand off area to be managed Lowland Meadow Habitat

Open Water to provide an Oxbox Lake

Reedbed Fringe

River Blackwater

Outfall to River Blackwater to balance levels

Braxted Road

Potential Footpath to connect with BW 29 through Site A50

BRICE AGGREGATES LIMITED

Site: LAND AT APPLEFORD FARM, WITHAM, ESSEX

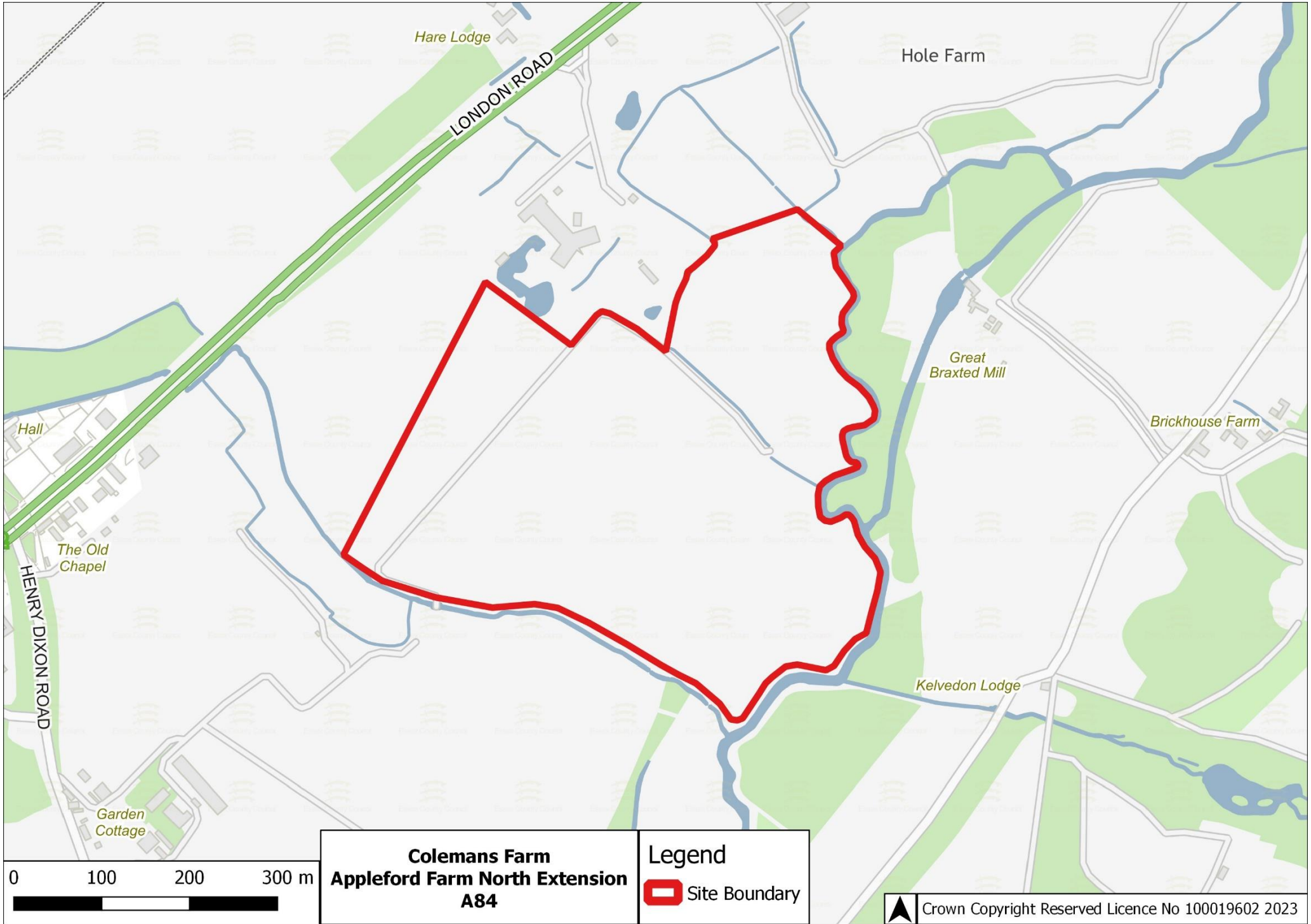
Title: Land at Appleford Farm -North Concept Restoration Plan

Scale: 1:2500 Date: Apr 24 Drawing No: C45/8/7004

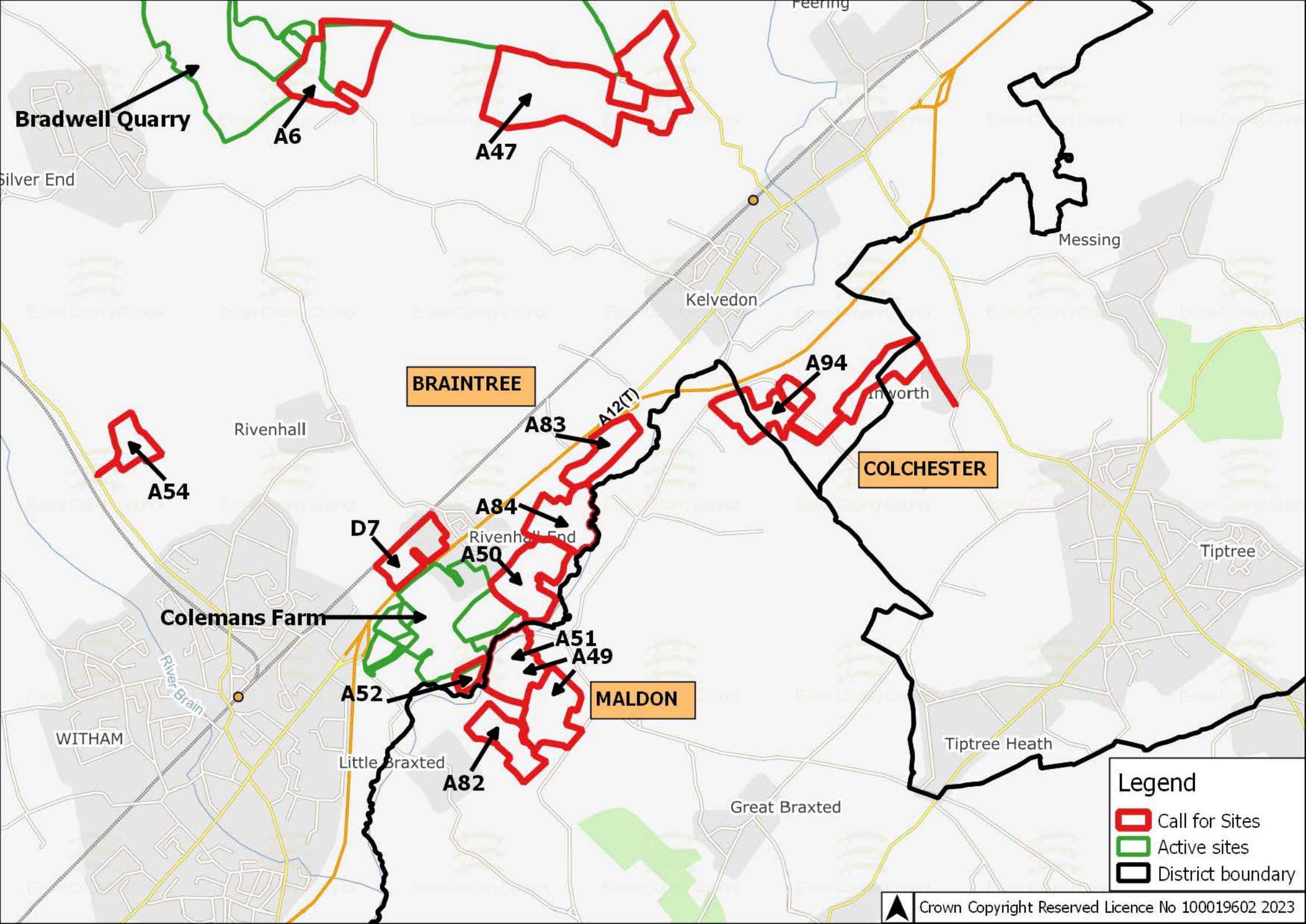
Drawn By: [initials] Checked By: [initials]

## **Appendix I**

Site Assessment profile as presented by Essex CC



<p><b>Colemans Farm Appleford Farm North Extension A84</b></p>	<p><b>Legend</b></p> <p> Site Boundary</p>
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**Legend**

-  Call for Sites
-  Active sites
-  District boundary

<i>Candidate Site Reference</i>	<i>Candidate Site Name</i>	<i>District</i>	<i>Existing use</i>	<i>Site Area (ha)</i>	<i>Potential Yield (million tonnes)</i>
<b>A84</b>	<b>Colemans Farm – Appleford Farm North Extension</b>	<b>Braintree</b>	<b>Agricultural</b>	<b>18.4</b>	<b>0.69</b>

The Site is promoted as an extension to an existing mineral site (Colemans Farm Quarry) and is located north east of Colemans Farm Quarry, and immediately adjacent to Site A50. The Site is proposed as a further extension in addition to Site A50. The Site area is approximately 18.4 ha and is proposed for approximately 0.69 million tonnes of sand and gravel extraction which would be transported to the dedicated plant site which serves Colemans Farm Quarry where it will be washed, graded, and stocked prior to export off Site. It is proposed that once granted consent mineral extraction would follow on from the consented extraction activities at Colemans Farm Quarry and would work in concert with Site A50 if it were also allocated. The adjoining uses include agricultural fields, woodland, and commercial buildings. The village of Kelvedon is located to the north east of the Site. Proposed access is via the existing access into Appleford Farm and would pass through Site A50. See Appendix J for a detailed map of the Site.

### **Summary of RAG Assessment**

The results of the technical and desktop RAG assessment are detailed below.

Landscape and Visual Sensitivity	Biodiversity	Historic Buildings	Archaeology	Flooding	Transport	Access	Public Rights of Way	Geo-Environmental	Hydrology, Hydrogeology and Drainage	Air Quality	Soil Quality	Services & Utilities	Health & Amenity	Green Belt	Airport Safeguarding Zones
Amber	Amber	Amber	Red	Red/Amber	Red/Amber	Red/Amber	Red/Amber	Green	Amber	Green	Amber	Red	Red/Amber	Green	Green

Key findings of the assessment are as follows:

- The Site is very characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located close to the River Blackwater, the Site is lined by linear willow and poplar trees which are a strong local feature of the landscape. The remainder of the Site comprises arable fields with open views of the river. Appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.
- The River Blackwater follows the length of the eastern boundary and there are three other watercourses on or near to the Site which feed into the River.

These create potential pollution pathway for water quality between the proposed mineral Site and a number of statutory wildlife sites. The potential for Likely Significant Effects, particularly on the Blackwater Estuary Special Protection Area and Ramsar site and the Essex Estuaries Special Area of Conservation will need to be considered through a plan-level Habitats Regulations Assessment.

- The Site is situated on low-lying land and comprises two arable fields; an area of Lowland Mixed Deciduous Woodland Priority habitat is located next to the Site, to the east of the River.
- The Site is graded Amber because ecological impacts could be moderate and are likely to require medium levels of mitigation to make the Site acceptable. The Site's groundwater may be affected, which in turn could affect the hydrology of on-site and off-site habitats. Substantial buffers are likely to be required near to the River Blackwater and other watercourses and their water quality must not be affected by the proposals.
- The nearest heritage assets to The Site are as follows:
  - Mill House and attached Mill Bridge (List UID: 1166135)
  - Small outbuilding containing a pigeon house approximately 7 metres to rear (south) of the Mill House, Grade II listed (List UID: 1111080)
  - Outbuilding approximately 2 metres left (east) of the Mill House Grade II listed (List UID: 1111081).
- The impact on these assets would be low and would impact the tranquillity of the heritage assets' setting, with mitigation possible. For other nearby heritage assets to the east and south there would be a minor impact with mitigation possible.
- A scheduled monument lies within the Site. This Nationally important site will need to be carefully considered in any submission and will require discussions with Historic England to assess if this Site should be considered for the Minerals Plan.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence and archaeological investigation. This includes a Neolithic ritual monument and later prehistoric activity forming a multi-period ritual landscape.
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene faunal and palaeoenvironmental remains.
- The Site is assessed as having a 'high' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'high' groundwater flood risk.

- The Site is predominantly within FRZ3 (56%) and therefore is at risk from fluvial flooding.
- Access is proposed via a modified access serving Appleford Farm onto Braxted Road which is a Secondary Distributor in Essex County Council's Development Management Route Hierarchy. This corresponds to (iii) in the methodology (see Appendix G Transport for full methodology):

Where access to the main road network in accordance with (i) and (ii) above is not feasible, road access via a suitable existing road prior to gaining access onto the main road network will exceptionally be permitted, having regard to the scale of the development, the capacity and form of the road and an assessment of the impact on road safety

- From a highway viewpoint Braxted Road, Oak Road and Henry Dixon Road and associated connections to the Main/Strategic Road Network via the A12 Trunk Road are not suitable in their current form.
- A Transport Statement scoping report supporting site A50 indicatively shows a modified access arrangement on drawing 15057-26B. It is proposed that this access also serves sites A83 and A84. This does not currently show that simultaneous access for two HGVs can be achieved but indicates that appropriate visibility splays are achievable at this location to accord with surveyed vehicle speeds.
- Confirmation of land ownership and highway boundary required but it is likely that access could be modified further.
- Interaction of modified access to Appleford Farm with Braxted Bridge and existing minerals access serving Colemans Farm required.
- 2 Public Rights of Way cross the Site. 3 Public Rights of Way are within 100m of the Site. Appropriate consideration would be needed to mitigate potential impacts on these Public Rights of Way and high levels of mitigation may be required which is likely to include diversion especially with regard to those Public Rights of Way crossing the Site.
- The Site has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary, River Blackwater is 5m north east, 10m east and 20m south of the Site. Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.
- The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land – this is likely to include removal of soils for stockpiling prior to reuse, potentially in site restoration.

- The Site contains 11kV underground electricity lines within the Site boundary. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which would likely include diversion and/or protection. Diversion/protection may not be possible and/or may be cost prohibitive.
- One public building (fire service and rescue) is more than 20m but less than or equal to 50m from the Site. Four residential buildings, three commercial buildings and three farm buildings are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, high levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. high level noise screening and extensive dust suppression measures.

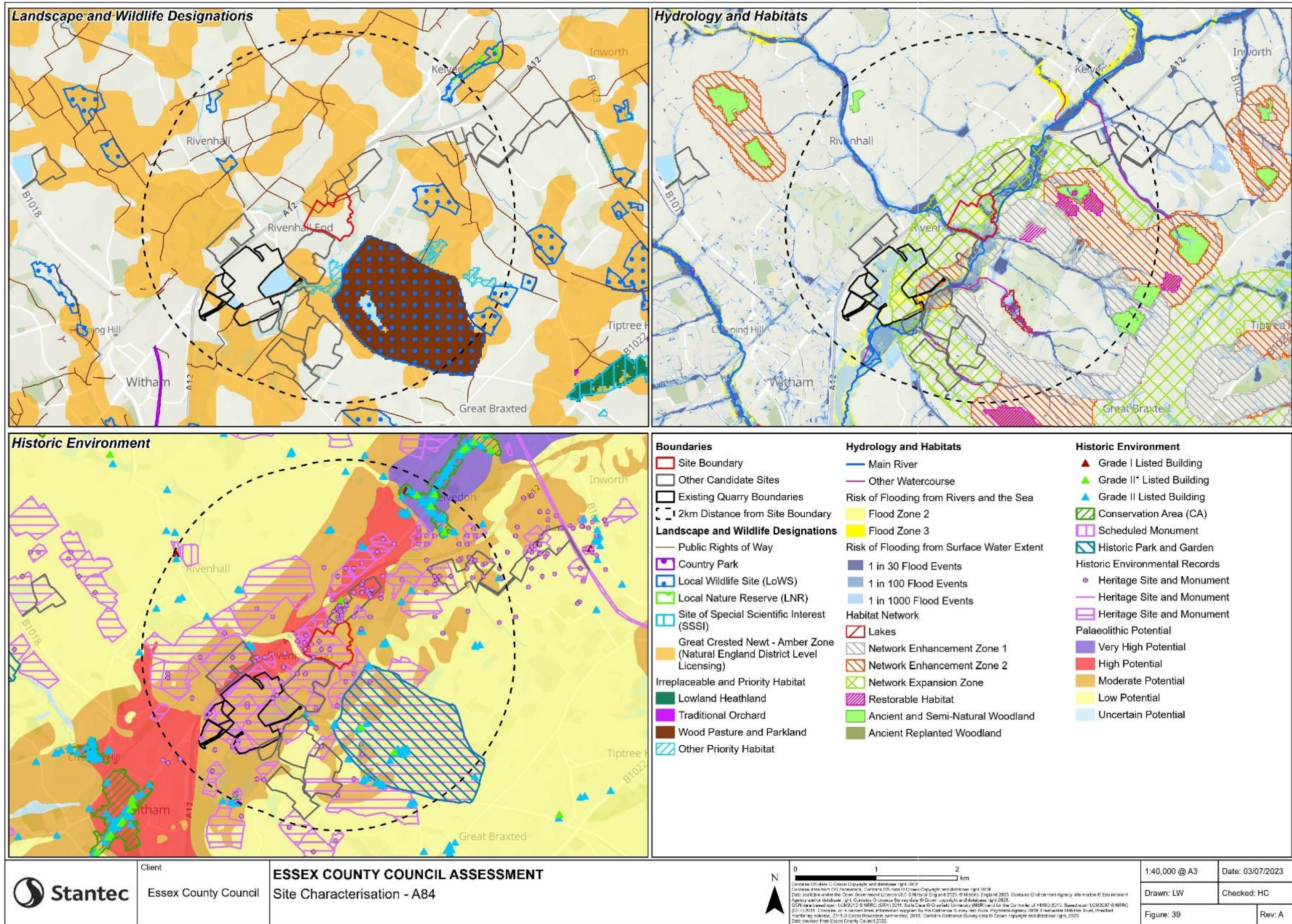


Figure 3.39: A84 - Colemans Farm – Appleford Farm North Extension

The information and maps above represent a summary of the site assessment. You are encouraged to view the methodology and more detailed assessment for each site within appendices B-I. These can be found on the Candidate Sites Assessment webpage on our consultation pages:

[www.essex.gov.uk/minerals-review](http://www.essex.gov.uk/minerals-review)

Appendix B - Landscape and Visual Sensitivity

Appendix C - Biodiversity

Appendix D - Historic Buildings

Appendix E - Archaeology

Appendix F - Flooding

Appendix G - Transport

Appendix H – Access

Appendix I - Public Rights of Way, Geo-Environmental, Hydrology, Hydrogeology & Drainage, Air Quality, Soil Quality, Services & Utilities, Health & Amenity, Green Belt, and Airport Safeguarding Zones

## **Appendix 2**

Updated ProForma

# ESSEX MINERALS LOCAL PLAN (2014) REVIEW 2040

Call for Sites Pro-forma – Potential Site for Mineral Extraction – **updates at April 2024 noted in RED Updates as at October 2024 shown in GREEN/ Updates March 2025 in Orange**

## About You

Please indicate whether you are acting as the:

Agent..... Mr Daniel Walker, MRICS.....

Landowner...Brice Aggregates Limited and R A Brice and Partners.....

Operator/ Developer..... Brice Aggregates Limited.....

Other (Please specify)

## Agent Details:

If you are an agent, please provide the following details of the person or organisation you are representing. If not, leave this blank.

Who are you representing?

Landowner.....

Operator/ Developer.....

Other (Please specify)

<b>Name</b>	Mr Daniel Walker
<b>Job Title</b>	Agent for Operator
<b>Organisation</b>	David L Walker Limited
<b>Address</b>	89 Station Road Eckington Sheffield
<b>Postcode</b>	S21 4FW
<b>Telephone</b>	01246 431 749

<b>Email</b>	dan.walker@dlwalker.uk
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**Landowner Details (to be completed by landowner or someone acting on their behalf:**

<b>Landowner 1 Details</b>		<b>Landowner 2 Details</b> (Enter n/a if not appropriate)	
<b>Name</b>	Brice Aggregates Limited	<b>Name</b>	RA Brice & Partners
<b>Address</b>	Colemans Farm Little Braxted Lane Witham Essex	<b>Address</b>	Colemans Farm Little Braxted Lane Witham Essex
<b>Postcode</b>	CM8 3EX	<b>Postcode</b>	CM8 3EX
<b>Contact Name</b>	[REDACTED]	<b>Contact Name</b>	Oliver Brice
<b>Telephone</b>	[REDACTED]	<b>Telephone</b>	01376 511619
<b>Email</b>	[REDACTED]	<b>Email</b>	<a href="mailto:oliver.brice@briceaggregates.co.uk">oliver.brice@briceaggregates.co.uk</a>
If the site is under additional multiple ownership please submit the name, address and contact details of all other landowners. Please see end of form.			
Please provide evidence that the landowner is aware of, and supports, this submission in response to the 'Call for Sites' for the Essex Minerals Local Plan Review.			

**Operator/ Developer Details (if different to the above):**

<b>Name</b>	[REDACTED]
<b>Job Title</b>	[REDACTED]
<b>Organisation</b>	Brice Aggregates Limited
<b>Address</b>	Colemans Farm Quarry Little Braxted Lane Witham Essex
<b>Postcode</b>	CM8 3EX
<b>Telephone</b>	[REDACTED]
<b>Email</b>	[REDACTED]

## Site Plan:

Please provide, by way of an Appendix to this pro-forma, an OS based Site Plan, at a minimum scale of 1:5,000, identifying the:

- Extent of land under landowner/ operator control (blue line boundary);
- Proposed site boundary including vehicular access, connection to highway network (red line boundary) and the envisaged route to Main Road Network;
- Proposed extraction area;
- Location of proposed/ existing processing plant (if applicable);
- Location of any proposed/ existing ancillary development;
- Indicative phasing of works, with timescale in years;
- Restoration proposal, including final contours and their deviation from the existing

## Site Details:

<b>Site Reference:</b> (ECC to provide on receipt of submission)	<b>A84</b>
<b>Site Name:</b>	Colemans Farm Quarry – Appleford Farm – North Extension
<b>Site Address</b>	Colemans Farm Quarry Little Braxted Lane Witham Essex
<b>Postcode</b>	CM8 3EX
<b>District and Parish(s)</b>	Braintree, Rivenhall
<b>OS Map Reference (6 figures)</b>	TL 846 166
<b>Total Site Area (hectares)</b>	<b>20.00 ha</b> (excluding the area of the SM) <b>potentially increasing to 51.85 hectares with the inclusion of the retained plant site and one of the field conveyor corridors and landfill access as illustrated on Plan C45/8/7001B</b>
<b>Extraction Area (hectares)</b>	<b>11.93 ha</b> (excluding the area of the SM)
<b>Current Land-use</b>	Agricultural Land
<b>Would this be a new mineral site, extension to existing mineral site/ allocation or a replacement to a previously submitted site?</b>	<input type="checkbox"/> New Site <input checked="" type="checkbox"/> Extension to an existing site
<b>Is there confirmed mineral operator interest in working the site? Please evidence.</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<p><b>Is the site currently vacant?</b></p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  <input checked="" type="checkbox"/> Agricultural Use <input type="checkbox"/> Other (please describe)</p> <p>There are access tracks across the agricultural landholding, but otherwise the site is in agricultural mainly arable use.</p>
<p><b>Are there permits or licences that apply to the use of this land and may impact on operations at the site (which might also affect deliverability)? (Please include reference numbers).</b></p>	<p><input type="checkbox"/> Yes, please describe  <input checked="" type="checkbox"/> No</p>
<p><b>If the land is currently agricultural land, is it in an environmental stewardship scheme such as Higher Level Stewardship? (Please provide details of any agreements).</b></p>	<p><input type="checkbox"/> Yes, please describe  <input checked="" type="checkbox"/> No</p>
<p><b>Any other known commercial or deliverability issues, such as planning permissions, known ownership, legal or time related constraints that might prevent or delay development? (Please provide details, if applicable)</b></p>	<p><input type="checkbox"/> Yes, please describe  <input checked="" type="checkbox"/> No</p>
<p><b>Confirmation that the land subject to the red line boundary is not allocated or proposed to be allocated for any other form of development in existing and/ or emerging Local Plans.</b></p>	<p><input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No, please describe</p>

**Nature of Development:**

<p><b>Description of proposals and working methodology (inc. whether excavated wet and/or dry)</b></p>	<p>It is considered that the proposed allocation is a logical extension <del>to Site A50 which in turn is promoted as an extension to</del> the existing operations at Colemans Farm Quarry. <del>Subject to the outcomes of the MLP allocation exercise it is proposed to work Site A84 after the development of site A83 with the haul road and conveyor network being retained to support Site A84 retreating the same to the south west over time.</del></p> <p>It is proposed that the sand and gravel won from the allocation area will be transported a plant site (either</p>
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the current plant site or the potential plant site as shown on Plan C45/8/7001B) using a field conveyor running over/under Braxted Road (detail tbc)), where it will be washed, graded and stocked prior to export off site using the access onto Little Braxted Lane.

It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water pumped could be initially into on site freshwater lagoons, or a direct discharge off site using a sump consistent with the consented regime at Colemans Farm Quarry.

The sand and gravel will be worked by conventional means with a hydraulic excavator, loading dumper trucks to transport the as raised sand and gravel to a feed hopper for a field conveyor that in turn will transport the materials to the plant site for processing and distribution. Opportunities for transport by conveyors will also be sought where applicable.

The proposed limit of extraction is defined on the plans attached. The proposed extraction area has been defined using the following stand offs:-

- 50m to the Scheduled Monument found within the proposed allocation, but excluded from the promotion area;
- 10m to remaining site perimeters; and
- 30m to the River Blackwater.

Plan C45/8/7003C shows seven phases of working each with around [REDACTED] tonnes of sand and gravel. Each phase would be worked over a period of six months, with an overall extraction period of just over four years. This period could be reduced to under three years at an output of 400,000 tonnes per annum.

### **A12**

In light of the proposed A12 improvement works it may be necessary for BAL to relocate certain elements of the infrastructure of Colemans Quarry, including the processing plant which is currently

	<p>sited on land which lies within the footprint of the proposed A12 works.</p> <p>An extract of the National Highways indicative maps is appended to illustrate the interaction between the BAL site and the emerging A12 scheme.</p> <p>Should the A12 improvement works proceed and it be necessary to relocate the processing plant, it is anticipated that this would be onto an alternative location in the current site (refer to Plan C45/8/7001B) subject to the necessary planning consents.</p> <p>Should the A12 works not proceed and the processing plant remain in situ at the existing Colemans Quarry, then as-dug material from this site could be transported from this site to the existing processing plant using either HGVs (and potentially the secondary access and internal haul road network of Colemans Quarry) and / or a field conveyor under / over Braxted Road as appropriate.</p> <p>As such, there is scope for the total site area as shown on submitted plans to change as a result of decisions made on the A12 project.</p>
<p><b>Would any additional mineral infrastructure be required or intended on site e.g. processing plant?</b></p>	<p><input checked="" type="checkbox"/> Yes, please describe the nature of this infrastructure and where it is to be located (indicate on map if possible)</p> <p>The existing Colemans Quarry processing plant may need to be relocated in light of the A12 improvement works being promoted by National Highways. This site would be processed through either the relocated or existing processing plant location as appropriate.</p> <p>In any event, the plant and other ancillary facilities would be already established in support of the currently approved activities on site.</p> <p>It will be necessary to establish a field conveyor network to enable the transport of as raised sand and gravel over/under Braxted Road to the plant site in the current operations (detail tbc), and a supporting network of haul roads to enable the import of inert materials to facilitate the restoration</p>

	<p>of the proposed allocation. The latter would be imported via the existing access onto Braxted Road (upgraded if required) that already services the agricultural and commercial activities at Appleford Farm, with a haul road network extending through the area of Site A50 to reach Site A84.</p> <p><input type="checkbox"/> No, please indicate where processing plant will be located</p>
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**Nature of Deposit:**

<p><b>Geological information/ formation/ nature of mineral:</b></p>	<p>The published geological information covering the application site (including Mineral Assessment Report TL81) indicates that the proposed allocation is located in an area of superficial deposits of Pleistocene to recent age, which form part of a terrace system occupying the valley of the River Blackwater.</p> <p>The northern limit of the sand and gravel is constrained by deposits of Head and other Lacustrine Deposits.</p> <p>The sand and gravel deposits (comprising elements of River Terrace and re-worked materials) are underlain by Boulder Clay, which is in turn underlain by the Jurassic London Clays.</p> <p>Drilling surveys have proven the presence of an almost continuous spread of sand and gravels underlying the whole of the proposed allocation area, overlain by small amounts of sandy clay overburden and soils. Further drilling work undertaken in October 2024, provided more data that identified a significant paleochannel running through the site, with concordant increases in mineral thickness. This site now offers massive potential in terms of yield per hectare, and a significantly favourable overburden to mineral ratio.</p> <p>Mineral deposit thickness in the proposed allocation area ranged between ■ metres and ■ metres, averaging just over ■ metres. Borehole locations</p>
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	<p>and mineral depths are summarised on Plan C45/8/7003C, and available borehole logs are also provided as part of this submission.</p> <p><del>The slight reduction in the extraction area relative to the Fire and Rescue Centre, and the exclusion of the gas main corridor means that the anticipated saleable reserve from Site A84 is now 638,000 tonnes.</del></p> <p>With the benefit of the further drilling, it is estimated that Site A84 could now yield of the order of █ million tonnes of sand and gravel.</p> <p>Although there has been no gradings analysis, initial appraisal of the information available indicates that the quality of the sand and gravel in the promotion area is likely to be indicative of the deposits already extracted at the current site.</p>
<p><b>Estimated yield after processing (in million tonnes)</b> This figure must be evidence based, including borehole logs, to substantiate the estimated yield).</p>	<p>█ Mt (Please provide to 2 decimal places)</p>
<p><b>Overburden: Thickness ratio, either averaged across site or as separate figures if varied across site.</b></p>	<p>█</p>
<p><b>Estimated potential annual output after processing (production rate, Mtpa) of mineral, if known, assuming no restrictions.</b></p>	<p>0.23 Mtpa, potentially increasing to 0.40Mtpa if sufficient additional reserves are allocated (Please provide to 2 decimal places)</p>
<p><b>Estimated lifespan of extraction activities, assuming no restrictions.</b></p>	<p>Just over █ years for extraction only, decreasing to just under █ years if output is increased to 0.40mtpa.</p> <p>Should sufficient extension allocations be secured as part of this process, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output that would support the apportionment rate identified in the emerging Essex MLP, in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets.</p>

<p><b>Justification for extraction if the deposit is not sand and gravel</b></p>	<p>N/A</p>
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### Timescales for Working

<p><b>When would the site be anticipated to come forward as a planning application following adoption of the MLP Review (assuming adoption in 2025)</b></p> <p><b>Please indicate which of the following statements apply:</b></p>	<p><input type="checkbox"/> a) Site could be worked at any time during the Plan period (2025 to 2040)</p> <p><input checked="" type="checkbox"/> b) Site would be worked in sequence with another existing/ proposed site (please describe)</p> <p>The intention would be to apply for planning consent in the <b>early part</b> of the <b>intended</b> plan period to ensure a timely working and restoration in sequence with other extensions being promoted. It is intended that a single planning consent to enable the working of this promotion area and Site A50 in concert (should the MPA be minded to allocate both sites) would be sought.</p> <p>Should this site be allocated as part of the MLP review, and in conjunction with other extensions to Colemans Quarry being promoted, it would support the MPA's previously stated objective of achieving a seven year permitted landbank at the end of the plan period.</p> <p><input type="checkbox"/> c) <del>Site would not be commenced until _____, due to _____.</del></p>
<p><b>When do you envisage that the site would be likely to commence extractive operations?</b></p>	<p><b>Subject to the outcomes of the MLP allocation exercise it is proposed to work Site A84 after the development of site A83 with the haul road and conveyor network being retained to support Site A84 retreating the same to the south west over time.</b></p> <p>Subject to the allocation for working the sand and gravel in Site A84, a single planning consent would be sought to facilitate the working of the sand and gravel from this promotion area and Site A50 during the second half of the plan period.</p> <p>It is proposed that the working of this block would commence <b>sometime from 2030 onwards</b> of the</p>

	plan period in sequence with other extensions to Colemans Farm Quarry under promotion as part of this call for sites.
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\* Please note that the plan period is up to 2040 and any potential site for allocation in the MLP must be able to start extractive operations prior to 31st December 2040. The site does not have to conclude extraction and/or restoration before then.

### Access and Transportation:

<b>Means of exportation of mineral</b> (If a combination please state which methods would be used)	<input checked="" type="checkbox"/> Road <input type="checkbox"/> Rail <input type="checkbox"/> Water <input type="checkbox"/> Combination -                      and                      .
<b>Proximity and route to main route network</b>	0.2 kilometres
<b>Details of quarry access arrangements including whether improvements to existing access roads/highway will be necessary eg establishing appropriate visibility splays.</b>  <b>Has any previous study been undertaken to assess impacts on the highway?</b>	<p>It is proposed that the allocation would be accessed via the current arrangements for the existing workings at Colemans Farm Quarry, with some means of crossing over/under Braxted Road for the field conveyor (refer to Plan C45/8/3001B).</p> <p>Should the A12 improvement works have been constructed, and the Colemans Quarry processing plant relocated by the time this proposed allocation becomes operational, HGVs could utilise the newly formed access provisions supporting the relocated plant site which will be provided by National Highways as part of the A12 improvement works.</p> <p>It will be necessary to import inert materials to facilitate the restoration of the proposed allocation. This is proposed to be achieved via the use of an existing access onto Braxted Road (upgraded if required) that already services the agricultural and commercial activities at Appleford Farm.</p> <p>By way of evidence as to technical feasibility of this access, an outline design has been provided as part of a Transport Assessment that accompanied application ref ESS/43/32/BTE. This work confirms that the existing farm and commercial access can be suitable upgraded to safely accommodate the rates of HGV activity to and from the site.</p> <p>Should the A12 improvement works not proceed to construction, then excavated material could be conveyed under / over Braxted Road to the existing</p>

	Colemans Quarry processing plant site for onward sale using the site's existing access arrangements onto Little Braxted Lane.
<b>Number of daily vehicle movements, under standard operational hours (07:00 – 18:30), assuming no other restrictions</b>	<p>In order to support both mineral extraction and materials importation activities within the proposed allocation, operate the site with HGV activity up to 330 movements (165 in and 165 out per day) in line with HGV controls under the current consent for the site.</p> <p>Consistent with the current site, these rates of activity include for HGV activity associated with aggregates production; ready mixed concrete activity; aggregates recycling; and the import of inert restoration materials.</p> <p>It should be noted that a this is a maximum figure and day to day it is likely that there will be significant variation in the rates of activity at the site.</p>
<b>Likely market area for mineral</b>	Central, Western and Southern Essex markets along the A12, A130, A414 & A120 corridors.

### Restoration and After-use:

<b>Proposed method and form of restoration inc whether wet, low-level, partial or full infilling</b>	<p>It is proposed that the restoration of the promotion area will have three areas or zones across the restored landform.</p> <p>With reference to the Concept Restoration Plan ref C45/8/7004A, the zones are described as follows:-</p> <ul style="list-style-type: none"> <li>• reinstatement of arable land use in the west of the site, and integrating into field compartment to the north of the promotion area. This would require some inert materials importation;</li> <li>• creation of a lowland meadow habitat in north and west of the restoration landform. To be achieved by bringing land back up to near original levels. This would likely require some inert materials importation. Stand off area over the SM could also be managed as the same habitat to minimise ongoing need to agricultural cultivation; and</li> <li>• wetland/mire habitat with open water bodies in south and east intended to echo historic landscapes and emphasise the floodplain setting of the restored landform.</li> </ul>
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A key focus of the proposed working scheme will be to restore the landform to its original condition as soon as possible. In this regard, it is proposed to import inert restoration materials (excavation waste comprising clays and soils arising from construction and building developments) at a rate of up to 150,000 tonnes per annum to achieve a beneficial restoration landform.

It is envisaged that where possible, importation will be on a backhaul basis using the company's own tipper truck fleet or reputable hauliers known to the Applicant Company sourcing material from known sources.

It is anticipated that up to [REDACTED] m<sup>3</sup> or [REDACTED] tonnes of inert materials may need to be imported to facilitate the restoration of the landform. The exact figure would be dependent on the types and distribution of habitat that will be established as part of the restoration scheme. The content in this regard would be considered in more detail as part of the preparation of a planning application.

Road-going HGVs would import the materials into the allocation site via the existing access/junction onto Braxted Road that services Appleford Farm and the commercial activities therein (and through the area of Site A50) and deposit in a designated tipping area. A bulldozer or front end loader will spread the materials to achieve the desired profile. This will be undertaken with suitable lifts of materials to allow for compaction and settlement over time. These would deposit materials into the void of the designated location for each phase. Thereafter a tracked bulldozer (or other such equipment) will push the materials to achieve the required landform prior to soils being reinstated.

Materials imported for use in the restoration of the proposed extension will comprise a mixture of inert materials including granular and cohesive soils / fills, as well as bulky clay materials with some limited bricks and rubble where in a mixed load.

In the event that the county's waste management needs for inert arisings over the Minerals Local

	<p>Plan period do not warrant the use of the void space for inert materials management, a partial low level scheme of restoration could potentially be pursued using on site materials as an sustainable alternative</p>
<p><b>Proposed after-use(s)</b></p>	<p>The land will be restored primarily to nature conservation habitat (refer to Plan C45/8/7004A).</p> <p>This plan is provided as an indicative concept, and would be developed in detail by an experienced landscape architect as part of any planning application.</p> <p>Whilst there will be some arable reinstatement, this will only be in the west of the site and contiguous to areas that will remain in cultivation. The proposed area of Lowland Meadow has the potential to generate a hay crop as part of land management, but it is not proposed that this area would be manged intensively for agricultural benefit.</p> <p>The proposed wetland/mire habitat with open water bodies in south and east intended to echo historic landscapes and emphasise the floodplain setting of the restored landform. The area will be drained by shallow channels that could further increase biodiversity, and open water bodies created for landscape, ecology, and potential flood relief benefit.</p> <p>By reinstating the land at a lower level, the whole wetland/mire landform could provide a benefit to flood plain storage in peak events, although this would not be the primary function of the design.</p> <p>It is proposed to supplement the definitive rights of way network that crosses the proposed allocation, by the creation of a network of permissive paths around the restoration landform.</p> <p>Whilst there would clearly be a recreational benefit, the intention behind the provision of the paths is to increase managed access to the landscape around the Scheduled Monument.</p> <p>Opportunities will be sought for the installation and maintenance of interpretation boards around the</p>

	<p>restored landform to increase the general public's knowledge and understanding of the historic context of this part of the River Blackwater Valley. This is informative material and context is absent from the site in its current form and could deliver important wider public benefit and an educational/academic purpose.</p> <p>The submitted plan provides content for the main allocation area only at this time, as the restoration of the field conveyor/haul road corridor(s) and plant site location(s) on the current site is already addressed via approved plans.</p>
<p><b>Is infilling proposed? If yes, is it necessary to achieve beneficial restoration, and why?</b></p>	<p><input checked="" type="checkbox"/> Yes (please explain)</p> <p>The proposed importation of inert materials will have two significant benefits. Initially it will enable the BAL to restore and reinstate parts of the agricultural landform that is currently in place across the proposed allocation. The importation of materials will also supplement on site resources to enable BAL to create a range of nature conservation habitats consistent with local and national policy.</p> <p>The groundwater lies approximately 2m below existing surface levels making a low level arable restoration unachievable, whilst the only available alternative - the creation of large bodies of open water – would create a landscape incongruous with the pre-extraction setting and of limited ecological value, whilst leading to the loss or arable land containing best and most versatile soils.</p> <p><input type="checkbox"/> No <input type="checkbox"/> N/A</p>
<p><b>Where the site will require importation of waste for restoration please estimate the tonnage (Mt) and type of waste envisaged (as applicable).</b></p>	<p>0.45 Mt – Inert waste -Mt – Residual Non-Hazardous waste -Mt – Other waste please specify- <input type="checkbox"/> Not Applicable</p>
<p><b>Would development contribute to the creation of any of the following Priority Habitats? *</b> Please approximately quantify hectares (ha) for each (as applicable).</p>	<p>7.86 ha – Coastal and Floodplain Grazing Marsh 0.00 ha – Lowland Heathland &amp; Lowland Dry Acid Grassland 6.85 ha – Lowland Meadows (inc area of SM) 0.00 ha – Open Mosaic Habitats on Previously Developed Land</p>

	<p>0.85 ha – Reedbeds  <input type="checkbox"/> Not Applicable</p> <p>Any further information:</p> <p>The restoration of the proposed allocation as per the concept illustrated on Plan C45/8/7004A, will benefit from a comprehensive package of management plans to deliver large areas of Priority Habitat, including appropriate Landscape Restoration Schemes and Biodiversity Enhancement Plans. <b>The submitted plan provides content for the main allocation area only at this time, as the restoration of the field conveyor/haul road corridor(s) and plant site location(s) on the current site is already addressed via approved plans.</b></p>
<p><b>How will it be ensured that the development would comply with mandatory biodiversity net-gain requirements?</b></p>	<p>There will be a need to develop management plans to ensure that net gain is created, managed and maintained into the future. These would be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent (and/or a Planning Obligation for long term aftercare of Priority Habitats) for the proposals.</p> <p>It is also recognised that there is the potential to provide biodiversity enhanced before and during the proposed extraction. With reference to Plan C45/8/7002B, there two areas that even at this early stage lend themselves to potential enhancement: -</p> <ul style="list-style-type: none"> <li>i. in the 30m stand off from the River Blackwater – targeted for wet grassland habitat; and</li> <li>ii. potential area of wet woodland planting in the north east of the proposed allocation area to reinforce landscape character in this part the valley.</li> </ul> <p>These areas will provide circa 1.06 hectares of Priority Habitat Creation during the working of the site, that will be supplemented by a further 15.50 hectares of Priority Habitat creation upon completion of site restoration.</p>
<p><b>The emerging MLP Review requires that mineral restoration schemes shall reflect strategies across Essex, including Local Plan</b></p>	<p>With reference to the Building with Nature Standards Framework 2.0 document, it is proposed that the restoration scheme could make significant contributions to the following standards:-</p>

<p><b>objectives for growing natural capital and green and blue infrastructure strategies where relevant. How will this proposal contribute to such strategies? In the absence of local standards, please refer to the Building with Nature Standards Framework 2.0 (<a href="#">here</a>)</b></p>	<ul style="list-style-type: none"> <li>• Standard 1 Optimises Multifunctionality and Connectivity</li> <li>• Standard 6 Secures Effective Place-keeping</li> <li>• Standard 9 Delivers Climate Resilient Water Management</li> <li>• Standard 11 Delivers Wildlife Enhancement</li> <li>• Standard 12 Underpins Nature’s Recovery</li> </ul> <p>Any contributions to these objectives can be secured through management plans to ensure that specific management prescriptions are provided and secured into the future. These could be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent for the proposals.</p>
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\* As specified in Essex County Council’s The Supplementary Planning Guidance: Mineral Site Restoration for Biodiversity (June 2016, page 20).

**Mitigating Potential Impact and Securing Enhancements as part of the Proposed Development:**

Please identify what you consider to be the potential social, environmental and economic impacts of working the proposed site allocation, and any mitigation measures that you have considered to mitigate these potential impacts. This may include details of how the site will be restored. Mitigation of potential impacts on the following sensitive receptors/features should be given particular consideration:

- Residential dwellings (amenity impacts (e.g. noise, dust, visual))
- Public rights of way
- Transport networks
- Utilities
- Green Belt
- Landscape (including AONB)
- Biodiversity
- Soil quality
- Water environment

- Historic environment (e.g. Listed Buildings, conservation areas and its setting, World Heritage Sites, Scheduled Ancient Monuments, archaeological sites and features)

Please provide any technical assessments undertaken which consider potential impacts and mitigation.

Impact	Proposed Mitigation
<p><b>Soils and Agricultural Land Value</b></p>	<p>In respect of <b>Soils and Agricultural Land Value</b>, although site specific soils surveys are yet to have taken place, the experience of landowner would suggest that the parts of the soils resource within the proposed allocation is potentially being of high quality being of best and most versatile value.</p> <p>However the likelihood is that the soils found in the centre and east of the promotion area will be subgrade 3b and below, as these soils tend to be poorly drained, and subject to inundation.</p> <p>Consistent with the existing operations at Colemans Farm Quarry, any operations within the proposed allocation would benefit from comprehensive measures to safeguard the condition and integrity of the soil resource as per the planning conditions that are in place for the existing site.</p>
<p><b>Ecology</b></p>	<p>With regard to <b>Ecology</b>, although field surveys have yet to have taken place the majority of the proposed allocation is in agricultural use, and therefore of limited ecological value. Appropriate measures can be put in place to safeguard sensitive habitats around the site perimeter, with schemes (such as a CEMP) to safeguard and manage existing and retained habitats provided through appropriately worded conditions.</p> <p>There are no designated areas of international or national significance on or in proximity to the proposed allocation.</p> <p>There are no designated areas of local significance within the proposed allocation, however it is acknowledged that the proposed allocation is situated in proximity to the Braxted Park Local Wildlife Site.</p>

There is an area of woodland to the north east of the proposed allocation area that has been designated as Priority Woodland Habitat. The proposed limit of extraction is therefore designed to leave this habitat in situ with the provision of a 20 metre standoff to ensure the long term integrity of the woodland (refer to Plan C45/8/7003B). The proposed field conveyor/haul route(s) will be designed to avoid any Priority Habitats wherever possible.

As part of any planning application, it may be necessary to reconsider this standoff and any stand off to any other areas of retained woodland and hedgerows when considering potential interaction effects associated with water management on site and specifically the practice of dewatering.

It is recognised that there will need to be a suite of protected species surveys to inform understanding of the baseline setting of the proposed allocation, and such information would also be used to refine the proposed schemes of working and restoration.

It is also recognised that there is the potential to provide biodiversity enhanced before and during the proposed extraction. With reference to Plan C45/8/7002B, there are two areas that even at this early stage lend themselves to potential enhancement: -

- i. in the 30m stand off from the River Blackwater – targeted for wet grassland habitat; and
- ii. potential area of wet woodland planting in the north east of the proposed allocation area to reinforce landscape character in this part the valley.

Further commentary on biodiversity enhancement is provided in the After Use Section above. There will be a need to develop management plans to ensure that net gain is created, managed and maintained into the future. These would be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent (and/or a Planning Obligation for long

	<p>term aftercare of Priority Habitats) for the proposals.</p> <p>The proposed concept illustrated on Plan C45/8/7004A does provide a potential opportunity to deliver over 17.50 hectares of Priority Habitat when considering other areas of land under BAL control.</p>
<p><b>Landscape and Amenity</b></p>	<p>In respect of <b>Landscape and Visual Amenity</b>, in common with the existing site it is anticipated that whilst there will be varying degrees of impact, none are of such magnitude to warrant refusal.</p> <p>It is recognised that in general terms the landscape around the site is of medium value however there are areas of high value landscape receptors, in particular in the form of the Braxted Park Registered Park and Garden, and the Scheduled Monument along with other heritage assets in the area. However, it should be noted that there are no landscape designations of any significance on or immediately adjacent to the proposed allocation.</p> <p>The proposed haul road/field conveyor corridor(s) will need to suitably designed to minimise the scope for impact on the landscape and visual environs around the site, and in the wider Blackwater Valley.</p> <p>With reference to plan C45/8/7001A it is notable that the proposed allocation is framed in all directions by a number of areas of mature woodland planting. Such areas serve to break up and filter views into the proposed allocation site when considering views from Braxted Road to the south and the A12 to the north.</p> <p>Notwithstanding, it will be necessary for BAL to consider areas of advanced planting to strengthen the perimeter around the site relative the users of the A12 situated to the northwest of the proposed allocation site in both its existing and planned forms.</p> <p>Consistent with existing practices at the consented Colemans Farm Quarry, it will be</p>

necessary to extract the mineral reserve in a phased manner with progressive restoration to minimise the land take at any single stage of the site. The importation and deposit of inert restoration materials will form a key aspect in maintaining this progressive approach.

It is proposed that the restoration of the promotion area will have three areas or zones across the restored landform.

With reference to the Concept Restoration Plan ref C45/8/7004A, the zones are described as follows:-

- reinstatement of arable land use in the west of the site, and integrating into field compartment to the north of the promotion area. This would require some inert materials importation;
- creation of a lowland meadow habitat in north and west of the restoration landform. To be achieved by bringing land back up to near original levels. This would likely require some inert materials importation. Stand off area over the SM could also be managed as the same habitat to minimise ongoing need to agricultural cultivation; and
- wetland/mire habitat with open water bodies in south and east intended to echo historic landscapes and emphasise the floodplain setting of the restored landform.

Although the proposed concept could change the existing landscape withing the allocation, the provision of a more wetland habitat dominated area can be considered as being entirely consistent with the floodplain setting of the site.

As part of the allocation process BAL have submitted a masterplan for this and other allocations around Colemans Farm Quarry, that illustrates how the proposed allocations can be restored sympathetically with existing environs on and around the site(s).

The scope for cumulative effect associated with the existing quarry is considered to be minimal as the proposed allocation would only be worked

	<p>after the cessation of mineral extraction activity in the current site. It is recognised that there may be a short period of overlap where the final phases of restoration in the current site is taking place whilst operations in the proposed allocation are initially established and progressed in a phased manner. This period is likely to be less than three years and as the final phases of restoration in current site are set back from Braxted Park Road the significance of any effect is likely to be negligible.</p>
<p><b>Archaeology</b></p>	<p>With regard to <b>Archaeology</b>, it is recognised that the site is located within an area of archaeological sensitivity. Whilst there are no designated heritage assets within the boundary of the proposed allocation, it is noted that the neolithic long mortuary enclosure at Appleford Farm (a Scheduled Monument) is situated in the same field compartments (see cultural heritage commentary below).</p> <p>Heritage mapping resources online also suggest evidence of crop marks in landforms to the east of the River Blackwater, further evidencing activity over time. As such, there are a number of HER entries within the boundary of the proposed allocation, mainly related to potential neolithic activity, but also includes activity in the roman era.</p> <p>A plan summarising HER mapping is attached to this submission.</p> <p>Any development of the proposed allocation would need to be supported by comprehensive phases of evaluation and reporting including for and not limited to a desk-based assessment, geophysical survey, trial trenching and suitable investigations in relation to potential palaeolithic archaeology that may be present on site.</p> <p>Such investigations will serve to identify any other areas of archaeology over and above the Scheduled Monument that may be worthy or being preserved in situ. It is recognised and understood that the buried archaeology is part and parcel of the Scheduled Monument, and as such the extent of archaeological investigation required could be larger than for example on the current site.</p>

	<p>Thus, by undertaking such investigations there is the potential that the promotion of the site through the allocation process and beyond may significantly advance the understanding of archaeology in this part of the Blackwater Valley.</p> <p>In the event that such work is completed, and the evaluation work proves acceptable levels of impact, it is proposed to continue to implement a mitigation strategy in order that any archaeological deposits that could possibly be affected by the mineral extraction (both in the current site and the proposed extension) are preserved by record in accordance with local and central government guidance.</p> <p>Furthermore, as the setting of the Scheduled Monument is characterised by its (physical) topographic location on the flood plain of the River Blackwater on low-lying ground. The land rises to the immediate north-west of the monument and remains largely level to its south and east. It therefore appears likely that even prior to the loss of any upstanding form this was not a particularly prominent feature within the local landscape. However, should the flood plain have been inundated seasonally it is possible it would have remained visible in this location as an 'island'. The reinstatement of such a seeing as part of the restoration of the site could provide some benefit to the setting of the monument.</p>
<p><b>Cultural Heritage</b></p>	<p>In respect of <b>Cultural Heritage</b> there are Listed Buildings (including a number of assets at Great Braxted Mill and Kelvedon Lodge for example), and other designated heritage assets in the wider locality including the Registered Parks and Garden at Braxted Park.</p> <p>The landscape value and setting around the Registered Park and Garden has already been impacted by the establishment of the commodity centre to the east of Braxted Road. Relative to the proposed allocation site, there are a number of intervening blocks of woodland planting (refer to Plan C45/8/7002B) of various type on density, that serve to filter and in most cases limit views in between the promoted site and the RPG.</p>

	<p>A neolithic long mortuary enclosure is located in the same field compartment as the promotion site (but specifically excluded from the same) is protected a Scheduled Monument (and therefore of national significance).</p> <p>It is recognised that the promotion of this site through the minerals plan will need to be supported by a comprehensive assessment examining the potential scope for impact on all the heritage assets (designated or not) within the zone of theoretical visibility relative to the proposed scheme (including the potential field conveyor options to the plant site and/or haul roads to Braxted Road). It is likely that there will be an interaction with the Landscape and Visual Impact Assessments and the schemes of mitigation promoted through such a document.</p> <p>This work has been commissioned and is intended to be provided to the MPA as a supplementary submission.</p> <p>The proposed restoration concept could potentially help to enhance the landscape setting in which the Scheduled Monument can be viewed and understood. This could help to offset recent and forthcoming potential harm to the wider landscape and visual setting caused by the existing and planned expansions of the County Fire HQ at Kelvedon Park, and the planned A12 widening works which interact with the site its northern boundary.</p>
<p><b>Hydrology and Flood Risk</b></p>	<p>In respect of <b>Hydrology and Flood Risk</b>, independent assessments undertaken by specialists for the current site confirm that with appropriate mitigation there will be no significant negative impacts in respect of surface or groundwater resources within or adjacent to the proposed allocation.</p> <p>It is recognised that any application will need to be supported by a Hydrological Impact Assessment considering the scope for impact on all surface and groundwater features on and in proximity to the proposed allocation. Such an assessment would need to consider the potential effects associated with dewatering as well as the effects</p>

	<p>associated with the proposed import of inert restoration materials.</p> <p>As the workings in the proposed allocation will be designed and operated in broadly the same hydrological setting with the same operational practice as the current site, it is likely that similar conclusions will be drawn relative to any assessments within the proposed allocation.</p> <p>All surface run-off will be properly managed to ensure that there are no uncontrolled discharges from the site, both during the extraction operations and in the long term. The scope for effects on the River Blackwater and other significant drainage features that form the perimeter of the proposed allocation is considered negligible, as these features will benefit from appropriate stand offs secured through planning conditions and management plans such as a CEMP.</p> <p>Large parts of the proposed allocation in the north and west are situated in Flood Zone 1, however there are also large elements of the promoted site that are located within Flood Zones 2 and 3. Whilst it is recognised that sand and gravel extraction is compatible as a land use within these zones (being water compatible), the design of the extraction area in this part of the proposed allocation will need to benefit from flood risk modelling and potentially a mitigation package to ensure that there is no increase in flood risk to properties off site.</p> <p>In relation to other forms of flooding it is noted that similar parts of the proposed allocation are subject to a higher risk from pluvial events and from flooding from reservoir sources. The potential for groundwater flooding is considered to be low consistent with the context on the current site. It is therefore apparent that any application would need to be supported by a comprehensive Flood Risk Assessment to consider the scope for impact relative to each of these potential sources.</p>
<p><b>Transport</b></p>	<p>With regard to <b>Transport</b>, independent assessment for the current site has concluded that the operation of the site with the rates of HGV activity confirmed above will have no material</p>

	<p>impact on the safety or operation of the adjacent highway network.</p> <p>The proposed allocation will benefit from using the access arrangements of the Colemans Farm Quarry complex in place at the time. It will be necessary to import inert materials to facilitate the restoration of the proposed allocation. This is proposed to be achieved via the use of the existing access onto Braxted Road (upgraded if required) that already services the agricultural and commercial activities at Appleford Farm.</p> <p>In the event that an allocation is secured and BAL secure a satisfactory planning consent it is recognised (consistent with controls for the exiting site) that such access will need to be operated with strict controls on HGV routing to ensure that activity on smaller highways assets in proximity to the site are avoided.</p>
<p><b>Noise</b></p>	<p>In respect of <b>Noise</b>, comprehensive assessments undertaken in support of the existing operations indicate that the likely site noise levels for routine, and temporary operations at the proposed allocation (including proposed importation of inert materials with the attendant increase in HGV activity) would comply with the existing site noise limits at all the assessment locations.</p> <p>The proposed allocation is situated in the same context in so much that traffic activity on the A12 is the dominant noise source. Although there are residential receptors to the north west and east of the proposed allocation, the proposed extraction area set out as part of this promotion, is situated over 200 metres from nearby residential receptors, and as such the scope for adverse noise impact is considered to be limited.</p> <p>Notwithstanding, it is recognised and understood that any scheme may need to benefit from a comprehensive mitigation package including the establishment and maintenance of perimeter soil bunds to safeguard the amenity of nearby sensitive receptors.</p>

	<p>The proposed haul road/field conveyor corridor(s) are relatively remote from residential receptors, and the establishment and use of such infrastructure is not anticipated to significantly impact on the acoustic environment around the site.</p> <p>Since the proposed operations are likely to conform to the advice set out in the Noise Planning Practice Guidance when considering both routine and temporary operations, it is concluded that the proposed allocation could be worked to limits within the existing planning conditions while keeping noise emissions to within environmentally acceptable limits. Similar to the current site a noise monitoring scheme would be provided and can be implemented through suitably worded planning conditions as required.</p>
<p><b>Air Quality</b></p>	<p>With regard to <b>Air Quality</b>, good practice guidance, and additional mitigation measures which are generally accepted by the DCLG and Mineral Planning Authorities as providing effective protection against airborne dust in the planning context can be secured through appropriately worded planning conditions. The continued adoption of such good practice will ensure that operations will not cause unacceptable impacts due to airborne dust emissions at any property in the vicinity of the site. Daily observations and inspections by site management will continue to be undertaken in order to manage and minimise these risks. <b>The establishment and use of a field conveyor system has the potential to significantly reduce impacts associated with the transport of as raised materials to and from the allocation.</b></p>
<p><b>Cumulative and Interaction effects</b></p>	<p>The scope for cumulative and interaction effects has been examined with the findings that where effects could be generated, they are of limited significance and of temporary duration.</p> <p>The scope for cumulative effect associated with the existing quarry is considered to be minimal as the proposed allocation would only be worked after the cessation of mineral extraction activity in the current site. It is recognised that there may be a short period of overlap where the final phases of restoration in the current site is taking place whilst operations in the proposed allocation are initially</p>

	established and progressed in a phased manner. This period is likely to be less than three years and as the final phases of restoration in the current site are set back from Braxted Road the significance of any effect is likely to be negligible.
<b>Health Impacts</b>	Finally, in respect of potential <b>Health Impacts</b> the scope for effects during construction and extraction operations are negligible, with a range of effective and best practice controls available to manage all aspects in this regard. On this basis, it is not considered necessary to warrant a full health impact assessment, as the proposals are temporary and can be effectively managed by way of conditions.

Please detail any enhancement opportunities that the proposal will afford to the local area:

<p>The proposals relate to a modest extension to an existing quarry.</p> <p>The proposed concept illustrated on Plan C45/8/7004A does provide a potential opportunity to deliver over 17.50 hectares of Priority Habitat when including other areas of land under BAL control.</p> <p>The proposed allocation is connected to an extensive rights of way network, and there is the possibility that the restoration of the wider site could result in certain recreational improvements such as the creation of permissive rights of way to connect to the definitive network.</p> <p>This could include for access to the landform around the Scheduled Monument and any other areas of retained archaeology, where educational/information boards could be provided to aid the public's understanding and appreciation of the significance of such features.</p> <p>Archaeological investigations conducted in support of the working of this site could further add to the academic understanding of this vicinity and the context, form and function of the Scheduled Monument, representing a clear potential benefit to academia and wider society.</p>
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### **Other information**

Please set out any other further information you wish to include to support your submission

- Location Plan Ref C45/8/7001B
- Site Plan Ref C45/8/7002B
- Concept Working Plan Ref C45/8/7003C
- Concept Restoration Plan Ref C45/8/7004A
- Summary of Site Investigations including further drilling data secured in October 2024
- Letter of support from the landowner.
- Plan illustrating archaeology HER mapping.
- Extract of National highways maps for the A12 works, illustrating proposed works around the existing workings at Colemans Farm Quarry.

Brice Aggregates Limited are the owner and operator of Colemans Farm Quarry which, since its opening in 2017 has become an established and respected supplier of aggregates and concrete to the construction industry. The location of Colemans Farm Quarry with near direct access onto the A12 allows the business to serve customers in predominately the South, West and Central geographies of Essex.

All aggregates sold are processed and washed on site to ensure the best and most sustainable use of scarce resources, whilst minimal overburden levels ensure a low energy and carbon intensity of production. The site also produces ready-mix concrete and has become an established supplier to the central Essex market since commissioning an onsite batching plant in 2021. In addition, the site also provides capacity for inert waste management and aggregate recycling, which the company would seek to maintain whilst the site remains operational (including any land allocated under the MLP). To support this activity, the business employs some 60 personnel directly at its' Witham site.

Whilst the current permission permits extraction until 2035, at current rates of extraction, the site is expected to exhaust its mineral reserves in 2028. The allocation of this extension to Colemans Farm Quarry would prolong the working life of the site.

Brice Aggregates currently only operates from this one location in Essex and allowing Colemans Farm Quarry to deplete would see them exit the market thereby reducing competition whilst eliminating the productive capacity of this site and business. Should allocations be secured these would be brought forward in a timely manner to seek planning permissions within the current plan period. This would enable Brice Aggregates to continue to serve its principal

aggregates markets in the south and west of Essex as well as the readymix concrete needs of mid-Essex.

Should sufficient extension allocations be secured, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output of up to 400,000 tonnes per annum in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets. The company remains willing and able to adjust production capacity to meet the demands of the market, and of the council in ensuring its supply obligations for construction materials.

In line with planning consents sought, and operations to date, Brice Aggregates would seek to develop this site in line with current best practice and pursue opportunities for biodiversity enhancement and public benefit where practicable.

### **A12 Boreham to A120 Widening Scheme – Interaction**

The A12 widening works currently being promoted by National Highways interact with the permitted Colemans quarry site. Brice Aggregates has already been in discussions for an established period of time with National Highways regarding the scheme and both parties have been working extensively to reduce their impact on the other. **In May 2023 import of inert waste commenced to restore parts of the site in advance of any road construction works for the A12 project, this establishing the principal and acceptability of inert waste management at this location.**

Should the A12 proposals come to fruition, Brice Aggregates anticipates that all permitted and promoted mineral reserves within the footprint of the A12 works would be won prior to the commencement of A12 construction. **Planning consent has been granted for changes to the restoration scheme for the current site to pre-extraction levels (utilising imported inert materials) to provide a beneficial and supportive landform for the A12 to be constructed upon.**

Furthermore, Brice Aggregates expects that alternative arrangements for access to site will be required as a result of the work on the A12, along with relocation of infrastructure such as the processing plant to an alternative location.

Such changes will be necessary, to ensure continuity of operations and supply throughout the A12 construction period and beyond. Discussions with National Highways in this regard are well advanced and ongoing. Once the improved A12 has been opened, the site's situation and access arrangements onto the trunk road network will only be improved further reinforcing its status as a sustainable and proven source of aggregate supply lying at the heart of the County.

In summary, Brice Aggregates has been proactively and collaboratively engaged in discussions with National Highways regarding the continuity of Colemans

Quarry, and expects no disruption to operations or the ability to maintain supply throughout the construction of the A12 scheme. Indeed, it is well placed to help meet the supply needs of this nationally significant infrastructure project which the allocation of further reserves would help to support. Where there are conflicts in land use between the boundary of this allocation and the eventual boundaries of the A12 scheme, an eventual planning application would be suitably designed to avoid this.

The allocation of further reserves will allow Colemans Quarry to sustain its' productive capacity and output beyond the end of the current plan period; delivering sustainable aggregates and concrete supply into key Essex markets **whilst also providing a sustainable site for the co-location of waste management infrastructure.**

For more information or assistance, please email: [mandwpolicy@essex.gov.uk](mailto:mandwpolicy@essex.gov.uk)

Or telephone the team on 03330 136 822

## Declaration

Independent consultants will be carrying out the site assessments on our behalf and may request additional information to support any future site assessment process, if this is required. Please note therefore that for your site to be considered as part of this process, information sent to us as part of the Call for Sites will be required to be passed to independent consultants. Please ensure that you have ticked this box to indicate your consent.

Further, information may be published in accordance with:

- [Freedom of Information Act](#)
- [The General Data Protection Regulation \(GDPR\)](#)
- [Essex County Council Privacy Notice](#)

I further understand that this 'Call for Sites' is entirely without prejudice to the Council's decision to allocate additional sites, including the site subject to this pro-forma. The requirement to allocate one or more sites is contingent on the outcome of additional work leading to the outcome of the MLP Review.

Signed.....D Walker.....Date: ...9/11/2022 **updated as at 8 April 2024 and updated 24 October 2024 and updated 4 March 2025**

On behalf of (if applicable).....Brice Aggregates Limited .....

Please return completed forms to [mandwpolicy@essex.gov.uk](mailto:mandwpolicy@essex.gov.uk)

Or post to:

Freepost RTKH-XUBZ-CJZS  
Essex County Council  
Minerals Planning - Call for Sites

County Hall  
Chelmsford, Essex, CM1 1QH

<b>Additional Landowner Details</b> (leave blank If not required)			
<b>Name</b>		<b>Name</b>	
<b>Address</b>		<b>Address</b>	
<b>Postcode</b>		<b>Postcode</b>	
<b>Contact Name</b>		<b>Contact Name</b>	
<b>Telephone</b>		<b>Telephone</b>	
<b>Email</b>		<b>Email</b>	

<b>Additional Landowner Details</b> (leave blank if not required)			
<b>Name</b>		<b>Name</b>	
<b>Address</b>		<b>Address</b>	
<b>Postcode</b>		<b>Postcode</b>	
<b>Contact Name</b>		<b>Contact Name</b>	
<b>Telephone</b>		<b>Telephone</b>	
<b>Email</b>		<b>Email</b>	