



**SUBMISSION IN RESPECT OF SITE A94 – LAND AT HIGHFIELDS
FARM AS IDENTIFIED UNDER THE EMERGING ESSEX
MINERALS LOCAL PLAN**

APRIL 2024

**PREPARED BY
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M SECTION I

INTRODUCTION

- I.1 Brice Aggregates Limited (“BAL”) have been promoting the allocation of a sand and gravel deposit known as land at Highfields Farm, under the emerging Essex Minerals Local Plan. The site has been designated the site reference A94 by Essex County Council (“the Council”).
- I.2 Under the Emerging Minerals Local Plan Review the Council have set out the need to identify sand and gravel resources at a rate of 3.98m 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 64.56 million tonnes needs to be identified and allocated as part of the plan process.
- I.3 Site A94 is one of a number of sites being promoted by BAL. The site could be worked on a standalone basis or as satellite extension to the existing Colemans Farm unit operated by the company. The site is promoted as a standalone unit, but BAL are able to offer flexibility in this regard.
- I.4 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.5 The SSM considered sixteen different categories and developed a specific scoring system for each of the sixteen categories. Site A94 has scored green in four categories; five in amber; three in red/amber; and four in red.
- I.6 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 (including changes to the site boundary), and thereby reduce the potential scoring under the given category, in particular where a red or red/amber score was identified.
- I.7 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 seven criteria where a high level of scoring has been identified.
- I.8 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.
- 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 a new sustainable source 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 could be 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 landform of greater vale both in landscape and nature conservation terms; and
 - d) the restoration scheme has the potential to deliver significant habitat enhancement that will also have a positive effect on local character.
- I.16 Consistent with the other promotions along the A12 corridor, Site A94 has a degree of potential flexibility as a result of if the A12 physically comes to fruition, and if it does the extent to which the A12 scheme is developed in accordance with approved plans,
- I.17 In a similar regard, post the A12 works, there is the potential of a commercial/logistics park to north of the site, that should this come to fruition would also change highways and access infrastructure to the potential benefit of this site.

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 A94 was carefully considered in view of existing land uses; the A12 scheme; the solar farm and other commercial uses as well as nearby residential premises. 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 C45/8/1402A):
- Highfields Farm;
 - Lucas's Croft;
 - Koorbard Cottage; and
 - A number of residential premises (and other receptors) off Inworth Road.
- 2.4 In all cases in particular on residential development the proposed extraction area has been designed to be a minimum of 100m 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 50m stand off from the red line boundary to the given residential receptor. Relative to the solar farm, a 10m stand-off has been applied to the site boundary with a 20m standoff to any nearby mineral extraction area, although there may be a need to increase this stand off if technical reports commissioned in support of any planning application indicate as such.
- 2.6 It is proposed that both the solar farm and the commercial premises at Old House Farm should be considered as lower sensitivity receptors, and as such do not need to benefit some a large standoff (see Section 5 below).
- 2.7 An updated proforma is presented at Appendix 2 confirming the revised site area of 34.23 hectares.
- 2.8 Site A94 is situated on Highfields Farm, which is part of a wider ancestral estate, situated in the parish of Kelvedon 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;
 - Inworth Road (the B1023) to the east; and
 - Highfields Lane.

The site is divided by the latter, whilst Inworth Road is currently proposed as the means of access into the site via Windmill Lane (refer to Section 6 below).

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- 2.10 In an historical context, the site is situated in a sensitive setting with Ancient Woodland, Listed Buildings, and a Conservation Area, all found in proximity to (but not on) the site together with unscheduled but known archaeological remains within the site. Further detail in this regard is provided as part of this report.
- 2.11 The site extends over an area of approximately 34.23 hectares with a gently rising landform within the site rising from circa 30m AOD in the north to around 55m AOD in the south near Windmill Lane. The proposed extraction area and plant site is situated between 30-40m AOD. The effect of this topography, along with surrounding vegetation and land use, serve to constrain views into the site.
- 2.12 In the context of Rights of Way, the site is bisected by a three public rights of way (Footpath Great Braxted 2; Footpath Kelvedon 25; Footpath Kelvedon 25) which would require temporary diversion in the event that the site is allocated and developed over time.

Geology

- 2.13 The published geological information covering the Site A94 (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.
- 2.14 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.
- 2.15 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.
- 2.16 Mineral deposit thickness in the allocation area ranged between ■ metres and ■ metres, averaging just under ■ metres. Drilling evidence suggests that there is a significant channel of deeper mineral through the north of the proposed allocation, along with a combination of river terrace sand and gravel with glacial sand and gravel deposits in the south.
- 2.17 Initial appraisal of grading data indicates that the quality of the sands and gravels is generally consistent, with potentially higher fractions of gravel. Thus, the mineral resource has the potential to produce the right products to support a wide range of applications including concreting, asphalt and mortar end uses.
- 2.18 There are additional deposits of sand and gravel which have been identified immediately to the north of the indicative conveyor / haul route and processing plant site, however these are not promoted at this stage owing to the conflict with the A12 DCO red line boundary, some of which has been earmarked by National Highways for scheme borrow pits.
- 2.19 Should not all of this land and mineral resource be required by National Highways, then this could be worked as an extension to the promoted site at a future date, and once greater clarity on the final status of the A12 scheme is available.

SECTION 3

OUTLINE WORKING SCHEME

- 3.1 It is considered that Site A94 could be worked on a standalone basis or as a satellite extension to the existing operations at Colemans Farm Quarry. BAL is developing an outline working scheme which is illustrated on Plan C45/8/1403A. 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 remains adjacent to the site 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 of nature conservation value on and adjacent to the site are protected and managed as required;
 - to ensure that the setting or significance of adjacent and nearby heritage assets 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 right 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 A94 would be transported to the new plant site, where it will be washed, graded and stocked prior to export off site. The details on the layout and specification of the plant site are yet to be determined.
- 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 established in the new plant site, 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. In either instance as raised material from Phases 2-6 inclusive would need to be transported over Highfields Lane to access any plant site area.
- 3.5 The proposed limit of extraction is illustrated on Plan C45/8/1403A. The proposed extraction area has been defined using the following stand offs: -
- 100m to nearby residential development, including properties off Highfields Lane;
 - 20m to the Solar Farm; and
 - 10m to remaining perimeters (including the adjacent commercial activities).
- 3.6 Plan C45/8/1403A shows six phases of working each with up to 150,000 tonnes of sand and gravel. Each phase would be worked over a period of ten-twelve months, with an overall extraction period of just under five years.

- 3.7 In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert a number of rights of way assets on a temporary and phased basis. These include Footpaths Great Braxted 2; Footpath Kelvedon 26; and Footpath Kelvedon 25. Potential diversion routes are illustrated on Plan C45/8/1403A. The proposed routes are considered to be no less accommodating than the existing routes.

A12

- 3.8 It is proposed that the allocation would be accessed via a new dedicated access onto Windmill Lane with access to the wider network via Inworth Road, the B1023 (refer to Plan C45/8/1401A).
- 3.9 In relation to the import of restoration materials to facilitate the restoration of the site, it is proposed that the allocation would be accessed via the same facilities.
- 3.10 However, in the event that the A12 works come to fruition, there is the possibility that a different means of access would become available, avoiding the need for HGV's to pass through Inworth, or use sensitive highways infrastructure through Kelvedon.

Advance Planting

- 3.11 In view of the nature and scale of the proposals and the environmental (in particular visual) context of the site, the need for advance planting is only considered to be necessary for certain receptors in and around Inworth and isolated premises along Highfields Lane. Other areas could be developed but given the uncertainty on the A12 works and other potential strategic development in the area, BAL are unable to confirm at this time.

SECTION 4

OUTLINE RESTORATION CONCEPT

- 4.1 It is proposed that land within Site A94 will be restored primarily to agriculture (refer to Plan C45/8/1404A) thereby safeguarding the value of the best and most versatile soils resources that are likely to be present in the proposed allocation. The proposed restoration concept illustrated in the above referred plan could also provide for selected nature conservation habitat appropriate to the landscape, hydrological and ecological setting of the site.
- 4.2 This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e. reinstate agricultural land and provide nature conservation benefit), but should the commercial land use come to fruition, then the after use may be subject to change.
- 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 C45/8/1404A. The aims and objectives of the concept are as follows:
- (i) to provide a long term sustainable landform;
 - (ii) to ensure that all best and most versatile agricultural land is restored to arable cultivation to the same or higher standard at the earliest opportunity;
 - (iii) to ensure an improvement in the nature conservation value of the site into the future;
 - (iv) to ensure that the long term setting or significance of adjacent and nearby heritage assets is in no way reduced; and
 - (v) ensure best use of all on site resources to minimise the need for imported materials to achieve restoration;
 - (vi) to provide an enhanced network of public rights of way to support recreational aspirations; and
 - (viii) 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 C45/8/1404A provides for a farmland reinstatement and nature conservation creation, supplemented by the reinstatement of the rights of way network onto definitive routes to maintain long term connectivity across the landform.
- 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:
- broadleaf woodland;

- 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 Land at Highfields 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	Red
Archaeology	Red/Amber
Flooding	Amber
Transport	Red/Amber
Access	Red
Public Rights of Way	Red/Amber
Geo-Environmental	Green
Hydrology, Hydrogeology and Drainage	Amber
Air Quality	Green
Soil Quality	Amber
Services & Utilities	Red
Health & Amenity	Red
Green Belt	Green
Airport Safeguarding Zones	Green

Table I: Summary of the scoring of Site A94

- 5.3 As can be seen above of the sixteen criteria examined, seven scored as high impact (i.e red or red/amber), including:
- Historic Buildings;
 - Archaeology;
 - 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
 - Flooding;
 - Hydrology, Hydrogeology and Drainage; and
 - Soils Quality.
- 5.5 Of the criteria identified as medium or high impact above, none have not been subject to detailed technical review at this time and BAL would seek to provide supplemental content in relation to the following criteria, namely:
- Historic Buildings;
 - Archaeology;
 - Public Rights of Way;
 - Services and Utilities;
 - Health and Amenity; and
 - Transport and Access.

Addressing each in turn.

Historic Buildings and Archaeology

- 5.6 In relation to the Historic Buildings criterion it is understood that the scope for impact relative to the Grade 2 Listed Building at Highfields Farm is the area of most concern. It is noted that Highfields Farm is surrounded by well established vegetation that has the potential to compartmentalise the landscape and severe views across the surrounding farm.
- 5.7 BAL have proposed certain design decisions intended to reduce the scope for potential impact relative to this asset, including the potential establishment and use of low level field conveyor as opposed to an established haul road to transport any as raised sand and gravel from Phases 2 to 6 back to the plant site.
- 5.8 Such infrastructure could also potentially be used in relation to the transport of imported inert materials used to restore these phases, thereby reducing the need for mobile plant activity across the landscape and keeping any plant and equipment at a lower level concealed behind established perimeter vegetation.
- 5.9 With such measures in place the scope for “high level of less than substantial harm” to the significance of the Grade II listed Highfields Farmhouse and attached cottage, is potentially reduced to a medium level meaning a Red/Amber score under the RAG criteria defined in Appendix D of the SSM. BAL would continue to engage specialist advice to inform design decisions in the vicinity of this receptor, and others around the site.
- 5.10 In respect of archaeology, it is noted that the key findings of the site assessment reflect the high level appraisal of the proforma submitted for the site, with heritage records confirming that the site contains evidence for possible prehistoric ritual activity, settlement, and Roman industrial activity; a nationally important site of an Iron Age warrior may lie within the site; and the site has potential to contain Palaeolithic archaeological remains and Pleistocene palaeoenvironmental remains.
- 5.11 Any decisions on extraction areas (in particular around the area of the Iron Age Warrior burial) should be informed by appropriate evaluation, and in the absence of such evidence it

is agreed that the site should remain as being scored Red/Amber under the RAG criteria defined in Appendix E of the SSM

Public Rights of Way

- 5.12 The site assessment (refer Appendix I) scored this element as a High Impact, as three public right 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 to score for such diversions (which will 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

- 5.13 The site assessment (refer Appendix I) scored this element as a High Impact, as utilities are within the site. The reason for this scoring is understood to relate to the high-pressure gas main as well as telecommunications and low voltage power assets.
- 5.14 BAL would note that 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

- 5.15 The SSM reported that ***“Two farm buildings are adjacent to the western boundary of the Site (0m). One residential building is 10m north of the Site and one residential building is 20m north of the Site. One residential building is 50m east of the Site. Two residential buildings and three farm buildings are 70-90m north of the Site access connecting the two sections of the Site, two residential buildings and three farm buildings are 140-250m north east. One community facility (place of worship) is 140m east of the Site access, five residential buildings are 120-250m east of the Site access, and seven residential buildings are 110-170m south east of the Site access. The Site is likely to have an unacceptable impact on health and amenity and mitigation to make the Site acceptable would likely be difficult to achieve*”**
- 5.16 With reference to the attached plans, given the identified methodology under the Health and Amenity scoring in particular the site boundary has been reviewed and adjusted to provide a minimum 50m stand off from the red line boundary to the given residential receptor. Relative to the solar farm a 10m stand-off has been applied to the site boundary, although there may be a need to increase this stand off if technical reports commissioned in support of any planning application indicate as such.
- 5.17 Relative to the SSM methodology under this criteria provided in Appendix I of the SSM, as a general point, BAL would note that solar farm and commercial premises should not be afforded the same level of sensitivity/protection as a residential premises for example.
- 5.18 Based on the commentary provided above and consideration of the scoring criteria in Appendix I of the SSM these changes to the promotion area are suggested to make Site A94 an Amber site under this criteria.

SECTION 6

TRANSPORT AND ACCESS

6.1 The site has been scored as Red/Amber under the Transport Heading which means that **“(iii)Where access to the main road network in accordance with (i) and (ii) below 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”**

(*Mitigation is required to make minor road suitable for HGVs and likely to be achievable).

6.2 The key findings of the assessment published by Essex in Appendix G of the SSM are as follows:-

- **Access is proposed from Windmill Hill which is a local road that connects to the B1029 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 Windmill Hill, the B1023 and connections to the Main/Strategic Road Network via the A12 Trunk Road are not suitable in their current form.”**

6.3 Under the Access criteria the site was also scored as Red meaning that **“The access is not acceptable in its current form and it is unlikely that mitigation is possible to make the Site acceptable.”**

6.4 The key findings of the assessment published by Essex in Appendix H of the SSM are the same as outlined above, with concerns over the suitability of a potential access onto Windmill Hill.

6.5 An Access Appraisal has been commissioned in support of this submission is reproduced at Appendix 3 of this submission with a brief to review the highway access principles and capacity implications of the potential establishment of an access onto Windmill Lane.

6.6 Section 2 of the note provides details on baseline setting, with consideration of other sensitive receptors under Section 3 of the same.

6.7 Constraints for site access are considered in Section 4, and Implications for along with Options for the design of a suitable access onto Windmill Lane are considered at Section 5.

6.8 Section 6 of the report considers the scope for impact at rates of activity envisaged.

6.9 The report concludes that there are several potential options to physically access the site from Windmill Hill/ B1023 and there is no fundamental constraint to physically providing access to the site. Notwithstanding it is recognised that the works are significant so could be scored Red Amber under the RAG methodology outlined in both Appendices G and H of the SSM.

- 6.10 Consistent with the other promotions along the A12 corridor, Site A94 has a degree of potential flexibility as a result of if the A12 physically comes to fruition, and if it does the extent to which the A12 scheme is developed in accordance with approved plans,
- 6.11 In a similar regard, post the A12 works, there is the potential of a commercial/logistics park to north of the site, that should this come to fruition would also change highways and access infrastructure to the potential benefit of this site. In such a scenario the site could well be scored as Green/Amber or Green under both the Access and Transport criteria, but in the absence of certainty this is not proposed at this time.

SECTION 7

SUMMARY AND CONCLUSIONS

- 7.1 In view of the above assessments it is considered that the scoring for the Site A94 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	Red/Amber
Archaeology	Red/Amber
Flooding	Amber
Transport	Red/Amber
Access	Red/Amber
Public Rights of Way	Red/Amber
Geo-Environmental	Green
Hydrology, Hydrogeology and Drainage	Amber
Air Quality	Green
Soil Quality	Amber
Services & Utilities	Red/Amber
Health & Amenity	Red/Amber
Green Belt	Green
Airport Safeguarding Zones	Green

Table 2 – Proposed revised scoring for Site A94

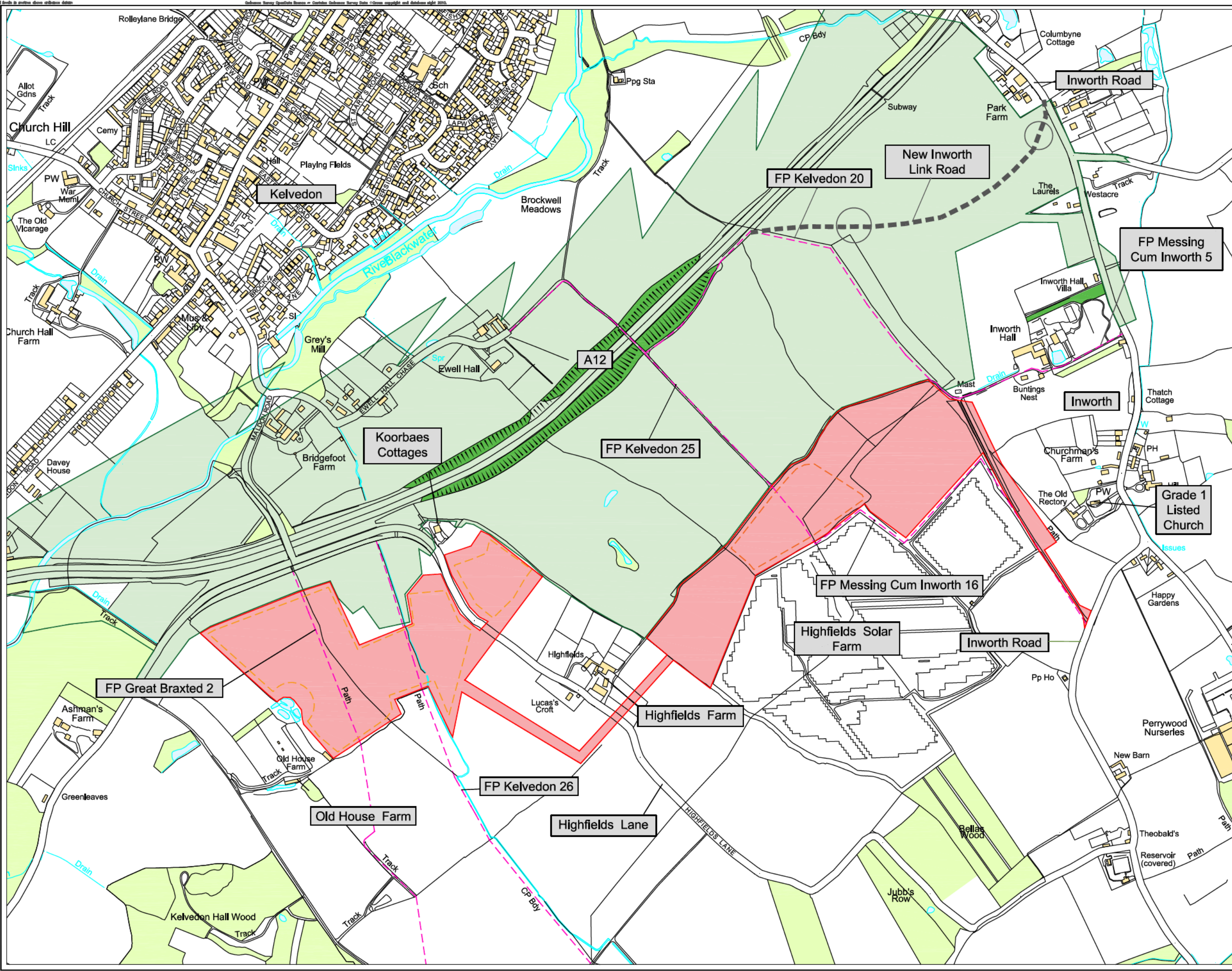
Revised Plans

C45/8/1401A Revised Location Plan






C45/8/1402A Revised Site Plan

C45/8/1403A Revised Concept Working Plan

C45/8/1404A Revised Concept Restoration Plan



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- LEGEND**
-  PUBLIC RIGHT OF WAY
 -  PROPOSED ALLOCATION SITE
 -  RESOURCE BLOCKS
 -  WOODLAND BLOCKS
 -  APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA

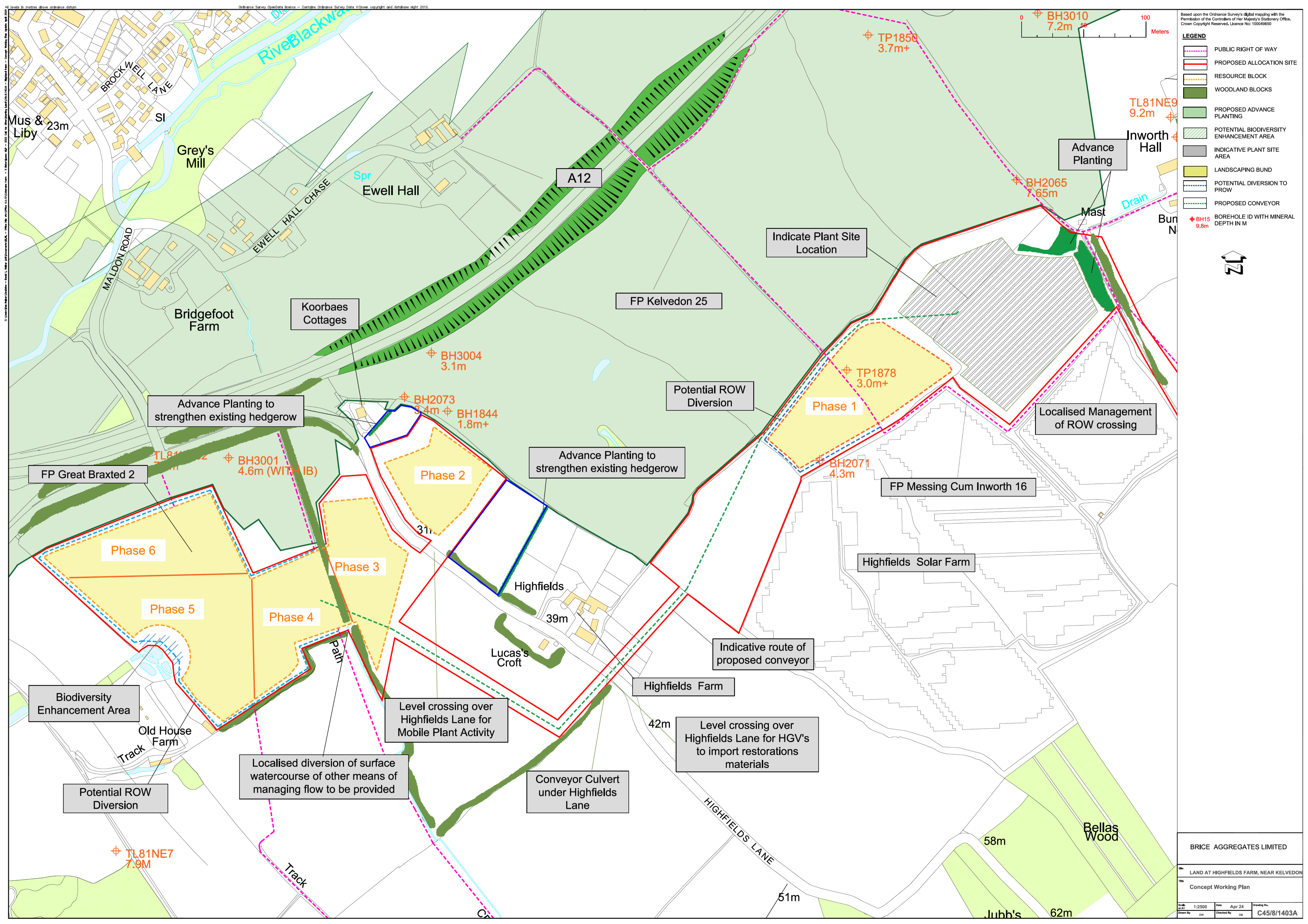


BRICE AGGREGATES LIMITED

LAND AT HIGHFIELDS FARM, NEAR KELVEDON

Location Plan

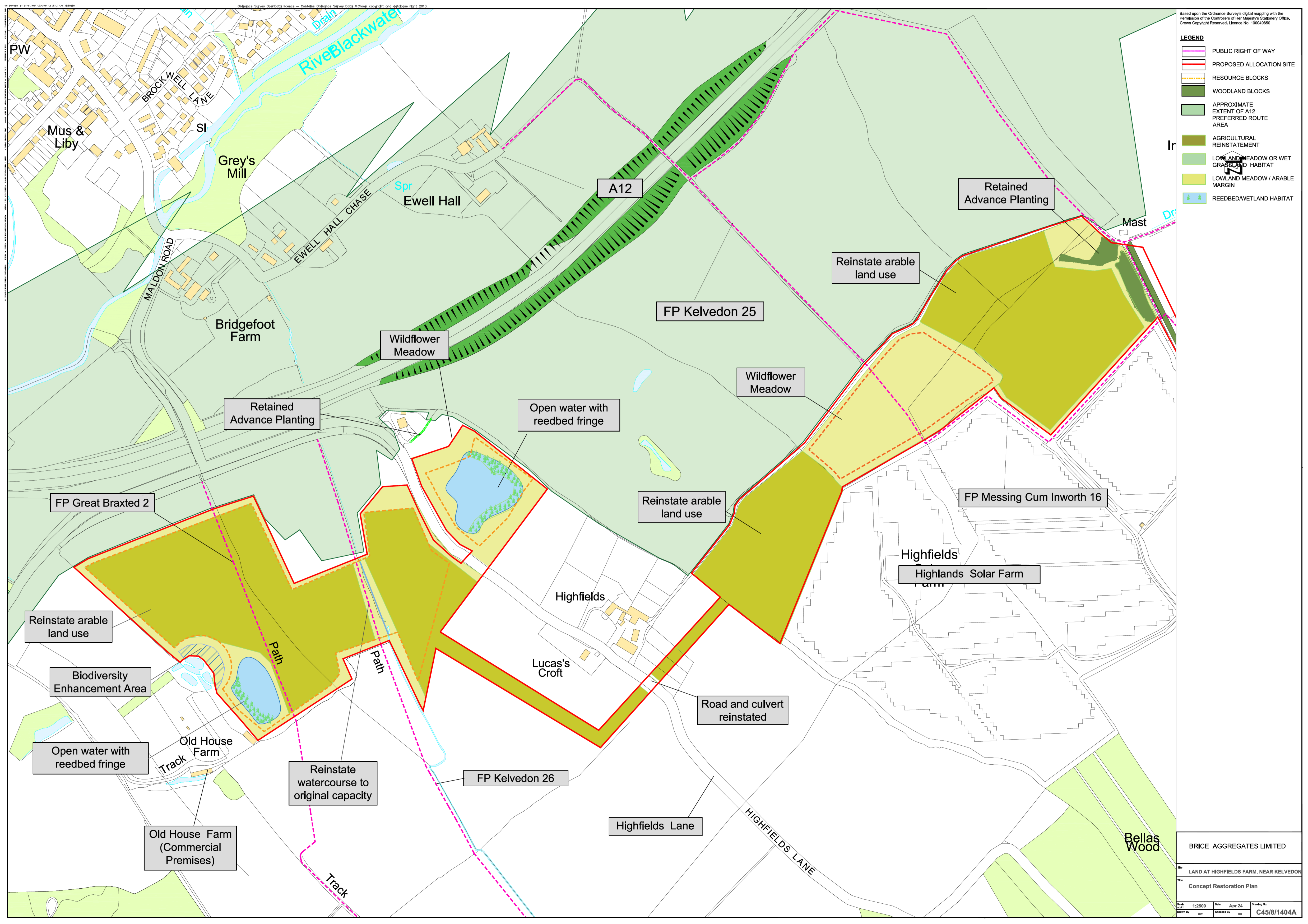
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			Ref No.
			C45/8/1401A



- LEGEND**
- PUBLIC RIGHT OF WAY
 - PROPOSED ALLOCATION SITE
 - RESOURCE BLOCK
 - WOODLAND BLOCKS
 - PROPOSED ADVANCE PLANTING
 - POTENTIAL BIODIVERSITY ENHANCEMENT AREA
 - INDICATIVE PLANT SITE AREA
 - LANDSCAPING BUND
 - POTENTIAL DIVERSION TO PROW
 - PROPOSED CONVEYOR
 - + BOREHOLE ID WITH MINERAL DEPTH IN M



BRICE AGGREGATES LIMITED		
LAND AT HIGHFIELDS FARM, NEAR KELVEDON		
Concept Working Plan		
Scale: 1:2500	Date: Apr 24	Drawing No: C45/8/1403A



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- LEGEND**
- PUBLIC RIGHT OF WAY
 - PROPOSED ALLOCATION SITE
 - RESOURCE BLOCKS
 - WOODLAND BLOCKS
 - APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
 - AGRICULTURAL REINSTATEMENT
 - LOWLAND MEADOW OR WET GRASSLAND HABITAT
 - LOWLAND MEADOW / ARABLE MARGIN
 - REEDBED/WETLAND HABITAT

BRICE AGGREGATES LIMITED

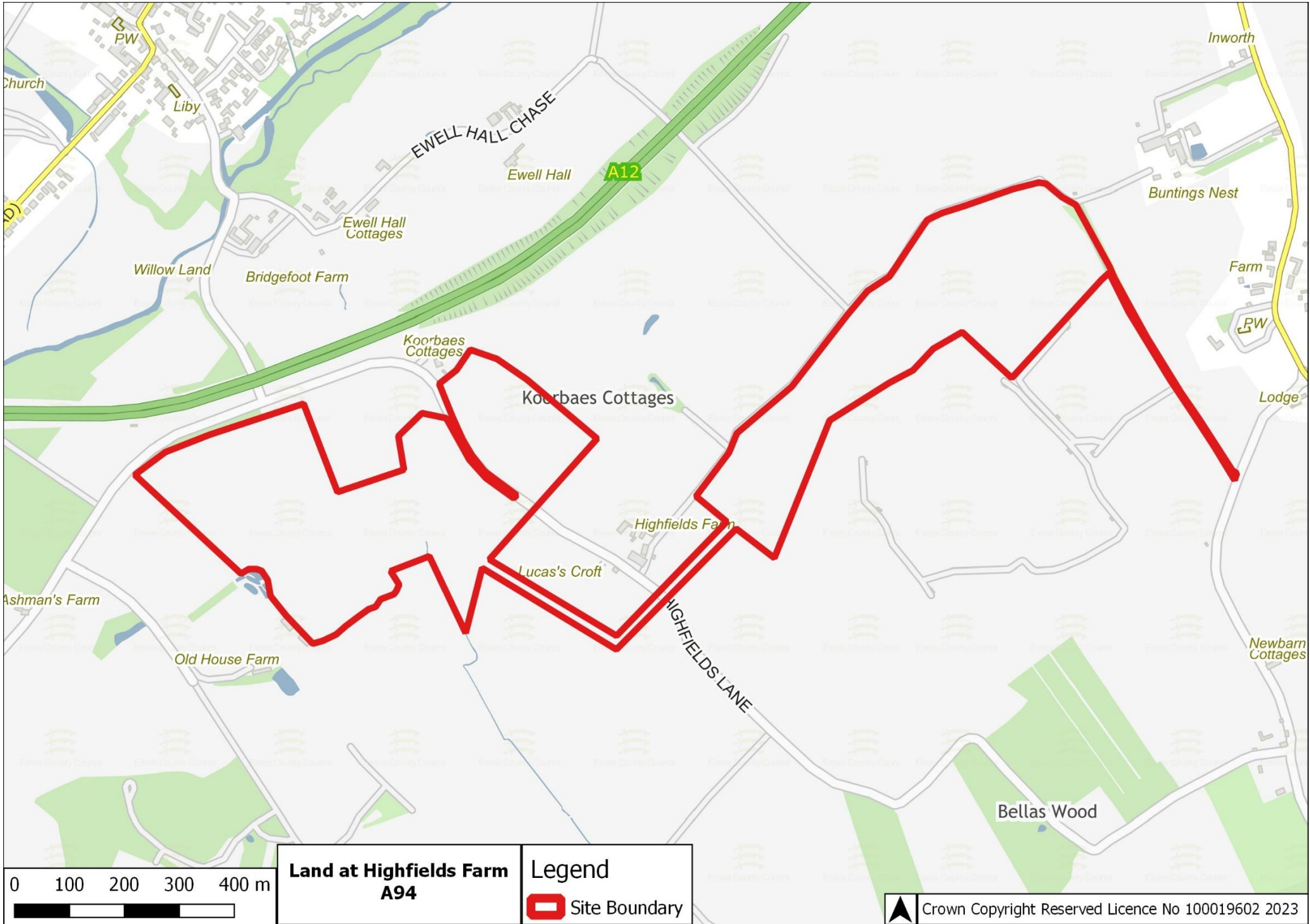
LAND AT HIGHFIELDS FARM, NEAR KELVEDON

Concept Restoration Plan

Scale: 1:2500 Date: Apr 24 Drawing No: C45/8/1404A

Appendix I

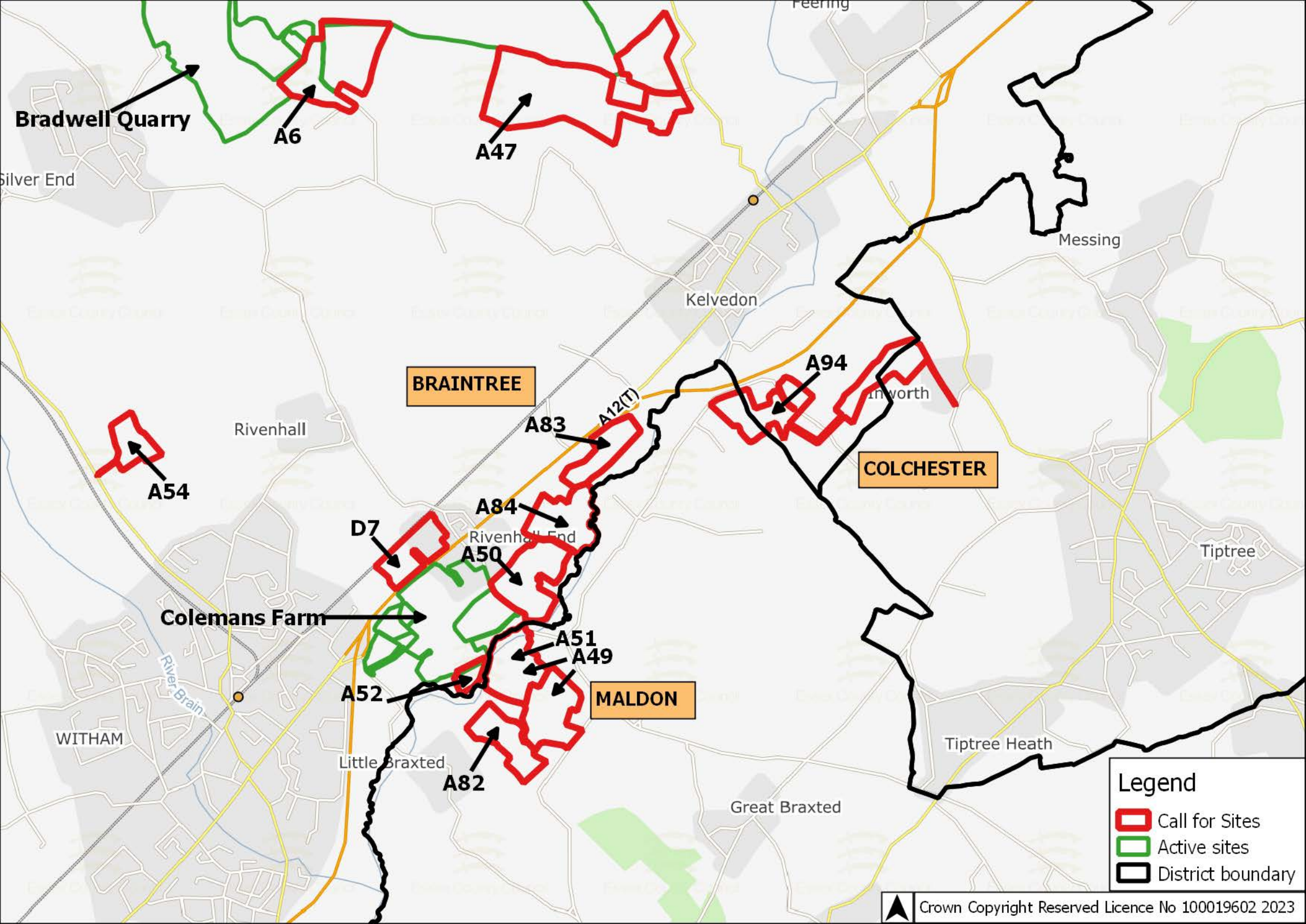
Site Assessment profile as presented by Essex CC



**Land at Highfields Farm
A94**

Legend
[Red rectangle] Site Boundary

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BRAINTREE

COLCHESTER

MALDON

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>
A94	Land at Highfields Farm	Braintree	Agricultural	34.69	0.75

The Site is promoted as a new Site at land at Highfields Farm, Highfields Lane, Kelvedon. The Site area is approximately 34.69 ha and is proposed for 0.75 million tonnes of materials for sand and gravel extraction which will be transported to a processing plant on site where it will be washed, graded, and stocked before being exported off site. Additional infrastructure needed on site includes a processing plant with ancillary facilities, site management infrastructure, and a network of haul roads across the Site. The adjoining uses include agricultural fields, woodland, Highfield Solar Farm, the A12, and residential, commercial and farm buildings. The village of Kelvedon is located to the north of the Site. The Site is promoted as accessible via a new site access off the Inworth Road (B1023). 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	Red	Red/Amber	Amber	Red/Amber	Red	Red/Amber	Green	Amber	Green	Amber	Red	Red	Green	Green

Key findings of the assessment are as follows:

- The Site possesses a number of features of the Tiptree Ridge (D4) Landscape Character Area (LCA), including its location on the ridge providing views north-west across the Blackwater valley, the tall, dense hedgerows, and the medium scale field pattern. Appropriate consideration is required to protect the characteristic features of the LCA, particularly concerning views of the Site from across the River Blackwater.
- Site A94 is within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for Tiptree Heath SSSI (c.2.7km to the southeast). It is considered that the likelihood of impacting Tiptree Heath SSSI is likely to be low, using professional opinion.
- Kelvedon Hall Wood Local Wildlife Site (LoWS) is 240m to the southwest and is Ancient Woodland. Brockwell Meadows LoWS is c.365m to the north/ north-

west adjacent to the River Blackwater. Part of Brockwell Meadows is also designated as Local Nature Reserve (LNR). An additional 5 LoWS are within 1km of the Site. Two of these – i.e. Inworth Wood (Co6) and Perry's Wood (Co5)- are also both ancient woodland and are located 430m and 460m from the Site, respectively.

- The Site comprises a number of arable fields; bounded by Hedgerows and lines of mature trees which are Priority habitat and a number of other ditches. A Hedgerow (Priority habitat)/ line of mature trees and associated watercourse runs across the centre of the western area, the water heading towards the River Blackwater. There is a Hedgerow (Priority habitat)/ line of mature trees and associated ditch (dry at the time of survey) crossing through the eastern part of the Site. These would potentially require removal to accommodate the development. Additional sections of Hedgerow Priority habitat may require removal to accommodate visibility splays and access routes. The River Blackwater is c.260 metres from the Site at its closest point; there is hydrological connectivity to the River via the watercourses.
- There is a veteran Ash tree on the southern boundary of the Site, in the western part. Veteran trees are irreplaceable habitat.
- 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 could have moderate impacts upon irreplaceable habitats, i.e. the veteran tree and ancient woodlands. The Site could have a major impact upon the natural environment including loss of, and indirect impacts to Hedgerow Priority habitat, mature trees, watercourses. This includes impacts to water quantity and quality of the watercourse which could, in turn, affect the River Blackwater and associated habitat, some of which is designated as LoWS and LNR.
- Any application would require demonstration that the operations would not affect the hydrology of the veteran tree, nearby ancient woodlands, hedgerows, mature tree lines, ditches and other boundary and nearby habitats. Mitigation may include - but not be limited to - an adequate and appropriate buffer between the Site and these habitats, particularly the veteran trees, and prevention of deterioration of water quality to the watercourses. Water run-off from the Site should not be allowed to enter directly into watercourses. Compensatory habitat for the loss of Hedgerows (Priority habitat)/ lines of mature trees and ditches, and Priority farmland species may be required.
- The allocation of the Site would result in a high level of less than substantial harm to the significance of the Grade II listed Highfields Farmhouse and attached cottage (List UID: 1337626).
- It would also result in a low level of less than substantial harm Grade I Listed Parish Church of All Saints (List UID: 1224592).

- It would further result in the lowest level of less than substantial harm to the Grade II Listed Inworth Hall (List UID: 1224616).
- The scheme would result in the lowest level of less than substantial harm to the Grade II Listed Harborough Cottage (List UID: 1224587).
- Mitigation in the form of planting and open landscape areas is unlikely to effectively reduce the levels of harm.
- The undeveloped, agrarian landscape of the Site makes a positive contribution to the setting of these assets and enhances their significance. The fundamental change in land use, land character and environmental impacts from noise, dust and vehicle movements would undermine the ability to understand and appreciate their significance.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence.
- The Site contains evidence for possible prehistoric ritual activity, settlement, and Roman industrial activity and the nationally important site of an Iron Age warrior may lie within the Site.
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene 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 'medium' groundwater flood risk.
- The Site is entirely within Flood Risk Zone 1 and therefore is not at risk from fluvial flooding.
- Access is proposed from Windmill Hill which is a local road that connects to the B1029 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 Windmill Hill, the B1023 and connections to the Main/Strategic Road Network via the A12 Trunk Road are not suitable in their current form.

- Any access taken from Windmill Hill (which lies within the Colchester district) would not be supported by the Highway Authority due to the unsuitability of Windmill Hill and the local road network.
- The applicant may wish to consider a haul road across the B1023, for which details would need to be submitted before any comments could be made.
- The Highway Authority note the presence of Public Rights of Way within the Site. All details relating to the PROW should be agreed with the Highway Authority, this may include a package of measures to protect and enhance the PROW network.
- Crossing of Highfield Road required. No detail provided.
- 5 Public Rights of Way cross the Site. 4 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/low/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 within the Site boundary. 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 overhead electricity lines within the Site boundary. Virgin media power lines are 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.
- Two farm buildings are adjacent to the boundary of the Site (0m). Two residential buildings are outside the Site boundary less than or equal to 20m from the Site. One residential building is more than 20m but less than or equal to 50m from the Site. Two residential buildings, and three farm buildings are more than 50m but less than or equal to 250m from the Site. Two residential buildings, and three farm buildings are more than 50m but less than or equal to 250m from the Site access connecting the two sections of the Site. Twelve residential buildings and one community facility (place of worship) are more

than 50m but less than or equal to 250m from the Site access. Given the proximity of sensitive receptors, mitigation would be required, however, the levels of mitigation required to ensure that there are no serious impacts on health and amenity would likely be difficult to achieve.

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

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 in red as at April 2024**

About You

Please indicate whether you are acting as the:

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

Landowner.....[REDACTED].....

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)

Name	Mr Daniel Walker
Job Title	Agent for Operator
Organisation	David L Walker Limited
Address	89 Station Road Eckington Sheffield
Postcode	S21 4FW
Telephone	01246 431 749
Email	dan.walker@dlwalker.net

Landowner Details (to be completed by landowner or someone acting on their behalf:

Landowner 1 Details		Landowner 2 Details (Enter n/a if not appropriate)	
Name	[REDACTED]	Name	
Address	[REDACTED]	Address	
Postcode	[REDACTED]	Postcode	
Contact Name	[REDACTED]	Contact Name	
Telephone	[REDACTED]	Telephone	
Email	[REDACTED]	Email	
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):

Name	Oliver Brice
Job Title	Managing Director
Organisation	Brice Aggregates Limited
Address	Colemans Farm Quarry Little Braxted Lane Witham Essex
Postcode	CM8 3EX
Telephone	01376 511619
Email	oliver@briceaggregates.co.uk

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:

Site Reference: (ECC to provide on receipt of submission)	A94
Site Name:	Land at Highfields Farm
Site Address Postcode	Highfields Farm, Highfields Lane, Kelvedon, CO5 9BJ
District and Parish(s)	Braintree, Kelvedon for areas in the centre and west of the site and Colchester, Messing Cum Inworth for areas in the east of the site.
OS Map Reference (6 figures)	TL 872 178
Total Site Area (hectares)	34.23 ha
Extraction Area (hectares)	15.18 ha
Current Land-use	Agricultural Land
Would this be a new mineral site, extension to existing mineral site/ allocation or a replacement to a previously submitted site?	<input checked="" type="checkbox"/> New Site <input type="checkbox"/> Extension to an existing site, existing MLP allocation or new candidate site (please provide details eg MLP 2014 site allocation code/ name of site submitted through Call for Sites March 2022/ site name on planning application/ existing planning permission reference) If applicable, please indicate the proximity of this site to existing site(s) set out above If applicable, please indicate whether the revised site is being submitted as a replacement to a previous submission, and the site code this site is intended to supersede.
Is there confirmed mineral operator interest in working the site? Please evidence.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the site currently vacant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

	<input checked="" type="checkbox"/> Agricultural Use <input type="checkbox"/> Other (please describe) There are access tracks across the agricultural landholding, but otherwise the site is in agricultural mainly arable use.
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).	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
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).	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
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)	<input checked="" type="checkbox"/> Yes, please describe <input type="checkbox"/> No  
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.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please describe

Nature of Development:

<p>Description of proposals and working methodology (inc. whether excavated wet and/or dry)</p>	<p>Drilling investigations in the wider area to date have indicated that sand and gravel resource on site may comprise a combination of glaciofluvial and river terrace sand and gravel deposits.</p> <p>It is proposed that the sand and gravel won from the allocation area will be transported to a purpose designed plant site to be established on site, where it will be washed, graded and stocked prior to export off site.</p> <p>The proposed limits of extraction defined on the plans attached. The proposed extraction area has been defined using the following stand offs: -</p> <ul style="list-style-type: none">• minimum 100m to nearby residential development;• 30m to the Priority Woodland Habitat and retained watercourses; and• 10m to remaining perimeters. <p>Plan C45/8/1403A shows six phases of working each with around [REDACTED] tonnes of sand and gravel. Each phase would be worked over a period of nine - twelve months, with an overall extraction period of approximately 4-5 years. The site would run at an output of 120,000 – 150,000 tonnes per annum.</p> <p>Whilst BAL are satisfied that the drilling to date has demonstrated a laterally consistent deposit, it is recognised that more drilling work will be required to inform a saleable tonnage after processing. This would refine the working limits and the internal phase distribution, and is intended to be submitted on a supplementary process as part of the MLP allocation exercise.</p> <p>In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpaths Kelvedon 25, Kelvedon 26 and Great Braxted 2, although a suitable diversion is available that is no less accommodating than the existing route.</p>
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<p>Would any additional mineral infrastructure be required or intended on site e.g. processing plant?</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>It will be necessary to establish a number of areas of advance planting in particular in the south of the site. This is proposed to be in the form of woodland planting and/or hedgerow establishment and reinforcement along the east of the site along with further hedgerow reinforcement and/or new double width hedgerow planting around other areas of the site for instance near to Koorbaes Cottage. Further advance planting will be established as necessary, guided by LVIA.</p> <p>It would be necessary to establish a new plant site with ancillary facilities. This is proposed to be located in the centre-east of the promotion area (refer to Plan C45/8/1403 A).</p> <p>This would entail primary plant for washing and grading the sand and gravel, water management systems including silt and freshwater lagoons, and other ancillary facilities. These would be small low level mobile installations, purpose deigned for the setting and low scale nature of the proposed allocation.</p> <p>The location, size and orientation of the primary plant and ancillary infrastructure will need careful consideration as part of any development proposals.</p> <p>A new site access would be required off Inworth Road the B1023, to facilitate access to and from the site. An indicative location is illustrated on the plans attached. See commentary on access and transportation below for furtehr details.</p> <p>The plant site area would also require site management infrastructure in the form of offices, weighbridge(s), messroom, workshop, wheel wash(s) and any other facilities necessary for the efficient operation of the site.</p> <p>It would also be necessary to establish a supporting network of haul roads to enable the import of inert</p>
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	<p>materials to facilitate the movement of as raised sand and gravel across the site and the restoration of the proposed allocation. Opportunities will also be sought to use conveyor infrastructure where appropriate.</p> <p><input type="checkbox"/> No, please indicate where processing plant will be located</p>
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Nature of Deposit:

<p>Geological information/ formation/ nature of mineral:</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 area is mainly covered by deposits from terrace 3 but there are also more isolated pockets or terraces 4 and 5 that provide a localised deepening effect on available mineral resource.</p> <p>The sand and gravel deposits (comprising gravely sands with layers of sand and gravel ballast) are largely concealed by Boulder Clay. The base of the deposits is the geology of the Jurassic London Clays.</p> <p>BGS mapping suggests consistency in lateral extent of these deposits.</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 between [REDACTED] m of overburden and soils.</p> <p>Based on available drilling evidence, the mineral deposit thickness in the allocation area ranges between [REDACTED] m and [REDACTED] m, averaging at [REDACTED] m. Plan C45/8/1403A illustrates the locations of the boreholes and available mineral depths. Again it</p>
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	<p>should be noted that BAL intend to supplement the information with a further phase of drilling to be provided to the council on a supplementary basis as part of this process.</p> <p>Initial information publicly available indicates that the quality of the sand and gravel is generally consistent.</p> <p>A high proportion of gravels is suggested by the historic BGS boreholes in the vicinity.</p> <p>Thus, the mineral resource has the potential to produce the right products to support a wide range of applications including concreting, asphalt and mortar end uses.</p> <p>There are additional deposits of sand and gravel which have been identified immediately to the north of the indicative conveyor / haul route and processing plant site, however these are not promoted at this stage owing to the conflict with the A12 DCO red line boundary, some of which has been earmarked by National Highways for scheme borrow pits. Should not all of this land and mineral resource be required by National Highways, then this could be worked as an extension to the promoted site at a future date, and once greater clarity on the detail of the A12 scheme is available.</p>
<p>Estimated yield after processing (in million tonnes) This figure must be evidence based, including borehole logs, to substantiate the estimated yield).</p>	<p>Circa [REDACTED] Mt – refer to Plan C45/8/1403A for summary of site investigation logs, the relevant logs are appended to this submission.</p> <p>Whilst BAL are satisfied that the drilling to date has demonstrated a laterally consistent deposit, it is recognised that more drilling work may be required to inform a saleable tonnage after processing.</p> <p>BAL would therefore propose to make a supplementary submission in this regard as the minerals plan develops, in order to support the allocation of this site and delivery of what in a County wide context can be considered a significant resource.</p> <p>(Please provide to 2 decimal places)</p>

<p>Overburden: Thickness ratio, either averaged across site or as separate figures if varied across site.</p>	<p>1: [redacted] overburden:mineral</p>
<p>Estimated potential annual output after processing (production rate, Mtpa) of mineral, if known, assuming no restrictions.</p>	<p>0.12 – 0.15 Mtpa</p> <p>BAL would view the lower figure as a minimum, but are happy to be flexible with the county's apportionment rate if the council confirm any need in this regard.</p> <p>(Please provide to 2 decimal places)</p>
<p>Estimated lifespan of extraction activities, assuming no restrictions.</p>	<p>Up to 5 years for extraction only.</p>
<p>Justification for extraction if the deposit is not sand and gravel</p>	<p>N/A</p>

Timescales for Working

<p>When would the site be anticipated to come forward as a planning application following adoption of the MLP Review (assuming adoption in 2025)</p> <p>Please indicate which of the following statements apply:</p>	<p><input checked="" type="checkbox"/> a) Site could be worked at any time during the Plan period (2025 to 2040)</p> <p>The intention is to bring the site forward in the planning process circa 2029 – 2032 with a view to it entering production in the latter half of the plan period.</p> <p><input type="checkbox"/> b) Site would be worked in sequence with another existing/ proposed site (please describe)</p> <p><input type="checkbox"/> c) Site would not be commenced until , due to .</p>
<p>When do you envisage that the site would be likely to commence extractive operations?</p>	<p>The intention is to commence mineral extraction in the proposed allocation in the latter half of the plan period with a planning application being brought forward in circa 2029 - 2032 (see commentary on Deliverability Issues noted above).</p> <p>Should this site be allocated, and in conjunction with other sites being promoted, it would support the MPA's stated objective of achieving a 7 year permitted landbank at the end of the plan period.</p>

* 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:

<p>Means of exportation of mineral (If a combination please state which methods would be used)</p>	<p><input checked="" type="checkbox"/> Road <input type="checkbox"/> Rail <input type="checkbox"/> Water <input type="checkbox"/> Combination - and .</p>
<p>Proximity and route to main route network</p>	<p>1.2 kilometres subject to the Inworth Link Road being available</p>
<p>Details of quarry access arrangements including whether improvements to existing access roads/highway will be necessary eg establishing appropriate visibility splays.</p> <p>Has any previous study been undertaken to assess impacts on the highway?</p>	<p>It is proposed that the allocation would be accessed via a new dedicated access onto Inworth Road, the B1023 (refer to Plan C45/8/1401A).</p> <p>In relation to the import of restoration materials to facilitate the restoration of the site, it is proposed that the allocation would be accessed via the same facilities.</p> <p>No surveys or assessments have been completed to date to assess the scope for impact. BAL have commissioned an access appraisal that will be provided to ECC on a supplementary basis as part of the MLP allocation process as soon as it becomes available.</p> <p>Refer to Access Appraisal reproduced at Appendix 3 of April 2024 supporting statement for more detail.</p>
<p>Number of daily vehicle movements, under standard operational hours (07:00 – 18:30), assuming no other restrictions</p>	<p>In order to support both mineral extraction and materials importation activities within the proposed allocation, operate the site with peak HGV activity of 100 movements (50 in and 50 out per day).</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>
<p>Likely market area for mineral</p>	<p>Central, Western and Southern Essex markets along the A12, A130, A414 & A120 corridors as well as the Colchester market in close proximity.</p>

Restoration and After-use:

<p>Proposed method and form of restoration inc whether wet, low-level, partial or full infilling</p>	<p>A key focus of the proposed working scheme will be to restore the landform to its original condition as soon as possible. The volumetric requirements of such a scheme are subject to careful review, and a supplementary submission will be provided in due course with an update to the restoration landform.</p> <p>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 100,000 tonnes per annum to achieve a beneficial restoration landform. Subject to hydrogeological assessment and suitable design, there could also be the potential for areas of the site to accommodate cells of non-hazardous landfill within the restoration to provide capacity in this regard in support of the County's waste management requirements.</p> <p>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.</p> <p>The volumetric requirements of such a scheme are subject to careful review, and a supplementary submission will be provided in due course with an update to the restoration landform.</p> <p>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 or as part of the allocation process if required by the Council.</p> <p>Road-going HGVs would import the materials 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</p>
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	<p>tracked bulldozer (or other such equipment) will push the materials to achieve the required landform prior to soils being reinstated.</p> <p>Materials imported for use in the restoration of the proposed allocation 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.</p>
<p>Proposed after-use(s)</p>	<p>It is proposed that land within the promoted site will be restored primarily to agriculture (refer to Plan C45/8/1404A) thereby safeguarding the value of the best and most versatile soils resources that are likely to be present in the proposed allocation.</p> <p>The proposed restoration concept illustrated on the above referred plan could also provide for selected nature conservation habitat appropriate to the landscape, hydrological and ecological setting of the site.</p>
<p>Is infilling proposed? If yes, is it necessary to achieve beneficial restoration, and why?</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 BAL to restore and reinstate the agricultural landform that is currently in place across the site albeit at a lower level than the prevailing topography. The development of a low-level restoration landform will minimise the amount of restoration materials required to be imported to achieve a satisfactory restoration concept.</p> <p>The importation of materials will also supplement the large volume of site resources (estimated at circa 150,000 m³) to enable BAL to create a range of nature conservation habitats consistent with local and national policy.</p> <p>This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e reinstate agricultural land and provide nature conservation benefit).</p> <p><input type="checkbox"/> No <input type="checkbox"/> N/A</p>

<p>Where the site will require importation of waste for restoration please estimate the tonnage (Mt) and type of waste envisaged (as applicable).</p>	<p> <input type="checkbox"/> Mt – Inert waste TBC Mt – Residual Non-Hazardous waste -Mt – Other waste please specify- <input type="checkbox"/> Not Applicable </p>
<p>Would development contribute to the creation of any of the following Priority Habitats? * Please approximately quantify hectares (ha) for each (as applicable).</p>	<p> 0.00 ha – Coastal and Floodplain Grazing Marsh 0.00 ha – Lowland Heathland & Lowland Dry Acid Grassland 5.85 ha – Lowland Meadow 4.03 ha – Lowland Meadows in arable margins 0.00 ha – Open Mosaic Habitats on Previously Developed Land 0.42 ha – Reedbeds <input type="checkbox"/> Not Applicable </p> <p>In addition to the above, the 1.13 hectare waterbodies shown on Plan C45/8/1404A, may be appropriately profile to support a reedbed and/or other marginal habitat. There will be a need to integrate these features with existing watercourses that may provide further potential to provide further biodiversity interest.</p> <p>In the west of the proposed allocation, although an arable margin is indicated, there may be the potential to include for wet grassland planting in this area in recognition of the setting in this part of the promoted site.</p> <p>In addition to the above, the scheme provides for 126m of water course reinstatement, which although will need to be reinstated to provide sufficient conveyance could be restored to create more biodiversity benefit.</p> <p>The scheme is promoted with the benefit of advance woodland planting (circa 0.43 hectares) in the east of the promotion site, together with strengthening of existing hedgerows around Highfield Farm and other nearby premises that when suitable managed has the potential to derive further biodiversity enhancement.</p> <p>Any hedgerows would be reinstated, and opportunities sought to enhance any permitter hedgerows.</p>

	<p>Thus, whilst there could be some hedgerow removal as part of the extraction scheme, there is the potential for significant gain on GI.</p> <p>Any further information:</p> <p>The restoration of the proposed allocation as per the concept illustrated on Plan C45/8/1404A, 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.</p>
<p>How will it be ensured that the development would comply with mandatory biodiversity net-gain requirements?</p>	<p>There will potentially 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 enhancement before and during the proposed extraction. With reference to Plan C45/8/1403A, there are potential areas that even at this early stage lend themselves to potential enhancement: -</p> <ul style="list-style-type: none"> i. Areas of advance planting; and ii. an area of possible wet grassland creation around an existing pond located to the west of the promotion site. <p>These areas will provide circa 0.62 hectares of Priority Habitat Creation during the working of the site, that is proposed to be supplemented by a further approximately 10.30 hectares of Priority Habitat upon completion of site restoration.</p> <p>The scheme also provides for with strengthening of existing hedgerows around Highfield Farm and other nearby premises, that could be of benefit in this regard.</p>
<p>The emerging MLP Review requires that mineral restoration schemes shall reflect strategies across</p>	<p>With reference to the Building with Nature Standards Framework 2.0 document, it is proposed that the restoration scheme could make</p>

<p>Essex, including Local Plan 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 (here)</p>	<p>significant contributions to the following standards:-</p> <ul style="list-style-type: none"> • Standard 1 Optimises Multifunctionality and Connectivity • Standard 6 Secures Effective Place-keeping • Standard 9 Delivers Climate Resilient Water Management • Standard 11 Delivers Wildlife Enhancement • Standard 12 Underpins Nature’s Recovery <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>Soils and Agricultural Land Value</p>	<p>In respect of Soils and Agricultural Land Value, although site specific soils surveys are yet to have taken place, the experience of the landowner would suggest that the soils resource within the proposed allocation is potentially being of high quality being of best and most versatile value.</p> <p>Consistent with the existing operations maintained by BAL any operations within the proposed allocation would benefit from comprehensive measures to safeguard the condition and integrity of the soil resource.</p> <p>The restoration concept would enable the continued agricultural use of much of the soil resource on site, with the higher value resources certainly used to that objective.</p>
<p>Ecology</p>	<p>With regard to Ecology, 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.</p> <p>Although there are a number of hedgerows in the site, these are generally not consistent in composition or structure. The most defined hedgerow is that which forms the southern perimeter of the western resource block.</p> <p>Notwithstanding, 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 on or in close proximity to the proposed allocation.</p> <p>It is recognised that there may 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.</p> <p>It is also recognised that there is the potential to provide biodiversity enhancement before, during and after the proposed extraction.</p> <p>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 term aftercare of Priority Habitats) for the proposals</p>
<p style="text-align: center;">Landscape and Visual Amenity</p>	<p>In respect of Landscape and Visual Amenity, it is recognised that in general terms the landscape around the proposed allocation is of medium value however there are areas of high value landscape receptors, in particular in the form of the Grade 1 Listed Assets at All Saints Church, along with other heritage assets in the area.</p> <p>However, it should be noted that there are no landscape designations of any significance on or immediately adjacent to the proposed allocation.</p> <p>It will be necessary to establish a number of areas of advance planting in particular in the east of the site.</p> <p>It will be necessary for BAL to further consider areas of advanced planting to strengthen the perimeter around the site relative to the receptors</p>

	<p>in the wider area, and such requirements would be informed by suitable fieldwork.</p> <p>In accordance with best practice, it will be 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.</p> <p>Although the restoration scheme will mainly seek to reinstate the existing agricultural land use, the proposed nature conservation habitats illustrated on the attached restoration concept will deliver landscape and visual benefit into the future. BAL and the landowner will also consider the opportunities for recreational enhancement to improve landscape amenity.</p>
<p>Archaeology</p>	<p>With regard to Archaeology, it is recognised that the site is located within an area of archaeological sensitivity. Heritage mapping resources online also suggest evidence of crop marks in the centre of the proposed allocation. It is also noticeable that there are HER entries in the vicinity of the proposed allocation, comprising other finds and features of potential significance from Iron Age to Roman periods.</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>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 scheme is preserved by record in accordance with local and central government guidance.</p>

<p>Cultural Heritage</p>	<p>In respect of Cultural Heritage there are Listed Buildings (Grade 2 Listed Assets at Grade 1 Listed Assets at All Saints Church, along with other heritage assets in the area.</p> <p>Considered that with the application of appropriate standoffs and advanced planting, undo the landscaping measures such as perimeter bunding, scope for impact on such assets can be minimised and that “less than substantial harm” can be demonstrated.</p> <p>It is recognised that any application 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. 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>Hydrology and Flood Risk</p>	<p>In respect of Hydrology and Flood Risk, it is considered that it is likely that 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 (if required) as well as the effects associated with the proposed import of inert restoration materials. It is expected that any dewatering requirement will be minimal owing to the low level of the prevailing groundwater.</p> <p>All surface runoff 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 in proximity to the proposed allocation is considered negligible, as these features will benefit from appropriate stand offs secured</p>

	<p>through planning conditions and management plans such as a CEMP.</p> <p>All of the proposed allocation is situated in Flood Zone 1.</p> <p>In relation to other forms of flooding, it is noted that limited parts of the proposed allocation are subject to a higher risk from pluvial events associated with the minor watercourses that cross the site. The potential for groundwater flooding is considered to be low.</p> <p>Notwithstanding the above, it is recognised 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>Transport</p>	<p>A new site access would be required off Inworth Road, the B1023 to facilitate access to and from the site. Improvements to visibility splays and road alignment in the vicinity of the Windmill Hill egress into the B1023 would be made as necessary.</p> <p>This route is a secondary route when considering the movement of freight (including minerals).</p> <p>BAL have commissioned an access appraisal that will be provide to ECC on a supplementary basis as part of the MLP allocation process as soon as it becomes available.</p>
<p>Noise</p>	<p>In respect of Noise, the proposed allocation is situated in the same context in so much that traffic activity on the A12 is the dominant noise source.</p> <p>Although there are residential receptors in proximity to the proposed allocation, the proposed extraction area promoted as part of this promotion benefits from appropriate standoff, of over 100 metres that is proven acceptable across a range of site types.</p> <p>Notwithstanding, it is recognised and understood that any scheme for mineral extraction will 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>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. A noise monitoring scheme may be required and could be implemented through suitably worded planning conditions as required.</p>
<p>Air Quality</p>	<p>With regard to Air Quality, 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 would be undertaken in order to manage and minimise these risks.</p> <p>In addition to the scope for impacts on nearby amenity, as this is a new site, new HGV movements have the potential to be created, and therefore it is recognised the appropriate studies may be required to understand any scope for impact with HGV emissions.</p>
<p>Cumulative and Interaction effects</p>	<p>The scope for cumulative and interaction effects will need to be carefully considered as part of any application. At the moment not enough information is available to make an informed judgement.</p>
<p>Health Impacts</p>	<p>Finally, in respect of potential Health Impacts the scope for effects during construction and extraction operations are likely to be 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.</p>

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

The proposed allocation is connected to an extensive rights of way network, and there is the possibility that the restoration of the promoted site could result in certain recreational improvements such as the creation of permissive rights of way to connect to the definitive network. However, this would need a coordinated approach with the landowner, and adjacent landowners.

The restoration concept presented on the submitted plans does seek to make significant contributions to Priority Habitat objectives.

Other information

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

- Location Plan Ref C45/8/1401A
- Site Plan Ref C45/8/1402A
- Concept Working Plan Ref C45/8/1403A
- Concept Restoration Plan Ref C45/8/1404A
- Summary of Site Investigations
- Letter of support from the landowner.

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. To support this activity, the business employs some 25 personnel directly at its' Witham site.

The development of a new quarry at this land at Highfields Farm would represent a good opportunity to add to its track record of delivering mineral supplies to the County of Essex in addition to its Colemans Farm Quarry at Witham. The Colemans Farm site was brought forward in the early years of the current plan period and has been operational since April 2017, less than three years after the adoption of the current MLP in 2014.

The county has identified an opportunity to support the supply of materials along the A12 corridor and this proposed site would be well placed to deliver a notable supply of the county's aggregates needs along this corridor.

The proposed allocation could readily be operated at an output of up to 150,000 tonnes per annum in order to support the diversity of supply within the County and the demands of the south and east 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. Quarry design and operations are always pursued with the intention of blending into the landscape and working in harmony with the local community.

For more information or assistance, please email: 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: ...09/11/2022 **updated as at 08/04/2024**.....

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

Please return completed forms to 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

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

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

Appendix 3

Access Appraisal prepared by DTA dated May 2023

1. Introduction and Context

- 1.1 This report has been prepared by DTA on behalf of Brice Aggregates LTD, to review the highway access principles and capacity implications of the potential mineral extraction site on Land at Highfields Farm, Kelvedon. The site location is shown at **Appendix A**.
- 1.2 At present this review is private and confidential. No discussions have therefore taken place with the Local Highway Authority. In due course as part of any planning application a full Transport Assessment with supporting data will be required.
- 1.3 The site lies within Essex County Council on the border with Colchester City Council with Essex Highways as the Highway and Mineral Planning Authority.
- 1.4 For contextual purposes, it is assumed that the prospect could generate around 120,000 – 150,000 tonnes of aggregate extraction per year.
- 1.5 Based on typical capacities of 20 tonnes per load and a 260 working day year, this equates to around 30 loads per day and therefore 60 movements per day. From a headline perspective around 100 movements per day have been considered. This would equate to around 4 in and 4 out movements per hour.

2. Existing Conditions – Highway

- 2.1 The site is split into two areas, the first being north of Highfields Solar Farm and the second south of the A12 adjacent to Highfields Lane. The A12 runs east to west linking Colchester to the east and Chelmsford to the west. Phase 2-6 of the site fronts onto Highfields Lane, it has a carriageway width of around 2.5m within the vicinity of the site frontage and extends to around 5.7m adjacent to the A12.
- 2.2 The plant site is located north of Highfield Solar Farm and proposes connection to the Southeast to Windmill Hill via an existing lane. Windmill Hill is around 3m wide and is subject to the national speed limit adjacent to the existing lane access, reducing to 30mph around 100m north. Windmill Hill runs in a northeast / southwest direction and connects to the B1023 Inworth Road to the north and Grange Road to the south. The B1023 Inworth Road runs in a North / South direction connecting to Kelvedon to the North and Tiptree to the south. The road is around 6.2m wide and is subject to a 30mph speed limit adjacent to Windmill Hill and within Inworth.
- 2.3 In order to establish existing levels of traffic movements on the local highway network, an Automatic Traffic Count (ATC) was undertaken on behalf of DTA between 26/01/23 – 01/02/23. This survey recorded all movements past the existing lane access on Windmill Hill and movements on the B1023 Inworth Road. The movements are summarised in **Table 1** and **Table 2** Respectively.

Table 1 – *Windmill Hill Existing Traffic Flows – Total (HGV)*

Windmill Hill	Northeast bound	Southwest bound
AM Peak (0800-0900)	14	22
PM Peak (1700-1800)	21	21
12 Hour (0700-1900)	130 (7)	157 (5)

Table 2 – *B1023 Existing Traffic Flows – Total (HGV)*

B1023	Northbound	Southbound
AM Peak (0800-0900)	335 (18)	366 (15)
PM Peak (1700-1800)	250 (8)	542 (14)
12 Hour (0700-1900)	3281 (121)	4138 (159)

- 2.4 The above **Table 1** shows that Windmill Hill experiences minimal traffic flows, in both highway peak periods and throughout the day. Approximately 5% of total 12 hour flows are HGV movements

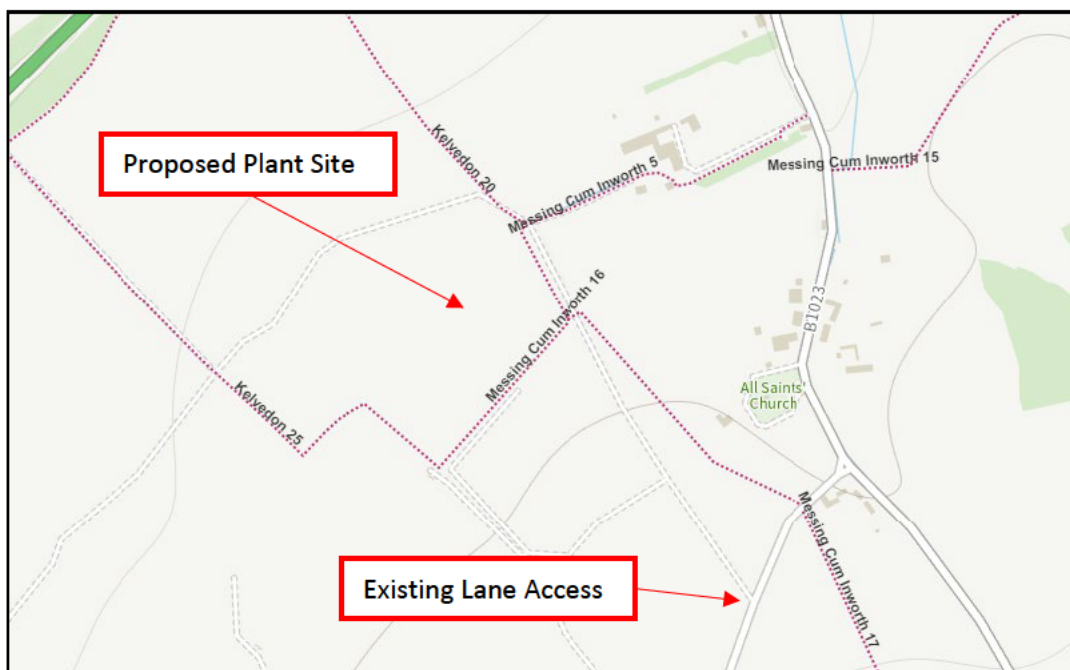
PIC Data

- 2.5 Accident data has been reviewed and this confirms that in the last five year period there have been no collisions on Windmill Hill, there has been 1 recorded collision along the B1023 within the vicinity of the site recorded as 'serious' involving 1 vehicle in icy conditions. None of the incidents involved goods vehicles.

3. Existing Sensitive Receptors

- 3.1 Footpath 17 is located to the northeast of the existing lane access onto Windmill Hill within the vicinity of the proposed site access. This continues south into Tiptree. To the north the footway connects with the network of footways continuing on to Messing and Kelvedon
- 3.2 The main site has a number of Public Rights of Way (PROW) running through. These are shown in **Figure 1** below.

Figure 1 – PROW within the Proposed access vicinity



Land at Highfields Farm, Kelvedon

Traffic and Transport Due Diligence Report - Draft

- 4.6 Both of the options for wider access in the absence of the A12 scheme are constrained. The B1023 is generally adequate to accommodate HGVs being around 6.5m in width. However, the junction of the B1023 with the B1024 (London Road) is constrained in terms of turning geometry left and right out of the junction. Opportunities to improve this are available but limited.
- 4.7 Braxted Road is more rural in nature and generally around 5m in width. There is a risk that more comprehensive widening of the road is sought by the highway authority. This route is around 2.5km in length so the works could be extensive. At the south end of the road, the connection to Braxted Park Road and Braxted Road to the A12 is of a better standard, but as highlighted in discussions with NH in respect of the relocated plant site, significant intensification of use of the junction onto the A12 is unlikely to be supported by NH in advance of the A12 scheme.
- 4.8 On that basis it is considered that there are significant constraints to serving the site in advance of the A12 being completed. Once the road improvements are complete the wider impact issues are effectively resolved.

5 Implications for Site – Access Options

- 5.1 For the reasons set out above, it is recommended that any access focus on the eastern side of the site.
- 5.2 Regardless of the precise form of the access into the site, junction improvements will be required to the Windmill Hill / B1023 junction to allow use by HGVs. Two options for accessing the site have been considered as follows:
- a) A simple priority junction to Windmill Hill via improvements to the existing Lane access, Windmill Hill and its junction with the B1023.
 - b) The realignment of the existing lane northeast to tie in with B1023 and form priority junction.
- 5.3 The access has been considered in the context of with the guidance in the Design Manual for Roads and Bridges, which is primarily targeted towards the strategic road network, and Manual for Streets 2, which is targeted towards the local road network.

Land at Highfields Farm, Kelvedon

Traffic and Transport Due Diligence Report - Draft

- 5.4 The majority of movements from the site will be heading to and from the B1023 corridor to the east of the site split both north and south with movements predominantly heading north.

Option A

- 5.5 A priority junction onto Windmill Hill via the existing lane access. Junction improvements will be required to widen the access and straighten the interaction with Windmill Hill. Due to Windmill Hill being only around 3.5m wide, two way traffic would not be possible. Therefore, this option would require improvements to Windmill Hill between the B1023 and the site access. The attached plan **24537-01** shows these taking the form of an additional passing bay, although it is possible that the LHA seek wholesale widening. In addition, improvements to Windmill Hill junction with the B1023 will be required to accommodate the increased HGV movements.

Option B

- 5.6 Given the scale of works required it is considered more appropriate to provide a direct access to the B1023 and then tie in the existing lane to the B1023 by diverting the route northeast through the adjacent field (south of All Saints Church). However, this would require redirecting of the Public Right of Way which could be dealt with through the planning process.

Summary

- 5.7 An indicative arrangement of Option A for the junction is shown at **Drawing 24537-01**. This shows improvements to the existing lane access to Windmill Hill using the available space within the constraints of the site and the addition of passing bays along Windmill Hill. The indicative arrangement of Option B is shown at **Drawing 24537-02**. This shows improvements to provide direct access to the B1023 from the site and the redirection of Windmill Hill, forming a new junction with the access road.

6 Implications for Development – Traffic Impact

- 6.1 The operation of the access to the quarry will need to be tested as part of any TA but based on an additional 4 movements each way per hour that assessment is unlikely to identify any significant impact arising.
- 6.2 HGV movements are assumed to be split between the north and south channels of the B1023, with movements being predominantly north. The condition of the route is generally suitable for HGV usage, however will travel through sensitive receptors followed by a tight junction in Kelvedon, therefore limiting the effective HGV movements that can be made from site.
- 6.3 It is likely that that the proportional change in overall flows is very modest and is well within the daily variation in flows on the network. HGV flows will however increase by around 36% on the B1023.
- 6.4 To test the environmental implications of the proposals, the changes in traffic flow will need to be considered against the criteria set out in the Institute of Environmental Management and Assessment (IEMA) Guidance Note No1 "Guidelines for the Environmental Assessment of Road Traffic". This guidance sets out a materiality test for when a detailed appraisal should be undertaken. At section 3.15 it advises that:

"To assist the assessor it is suggested that two broad rules of thumb could be used as a screening process to delimit the scale and extent of the assessment. The rules are described and justified in the following paragraphs:

Rule 1 include highway links where traffic flows will increase by more than 30% (or the number or heavy goods vehicles will increase by more than 30%)

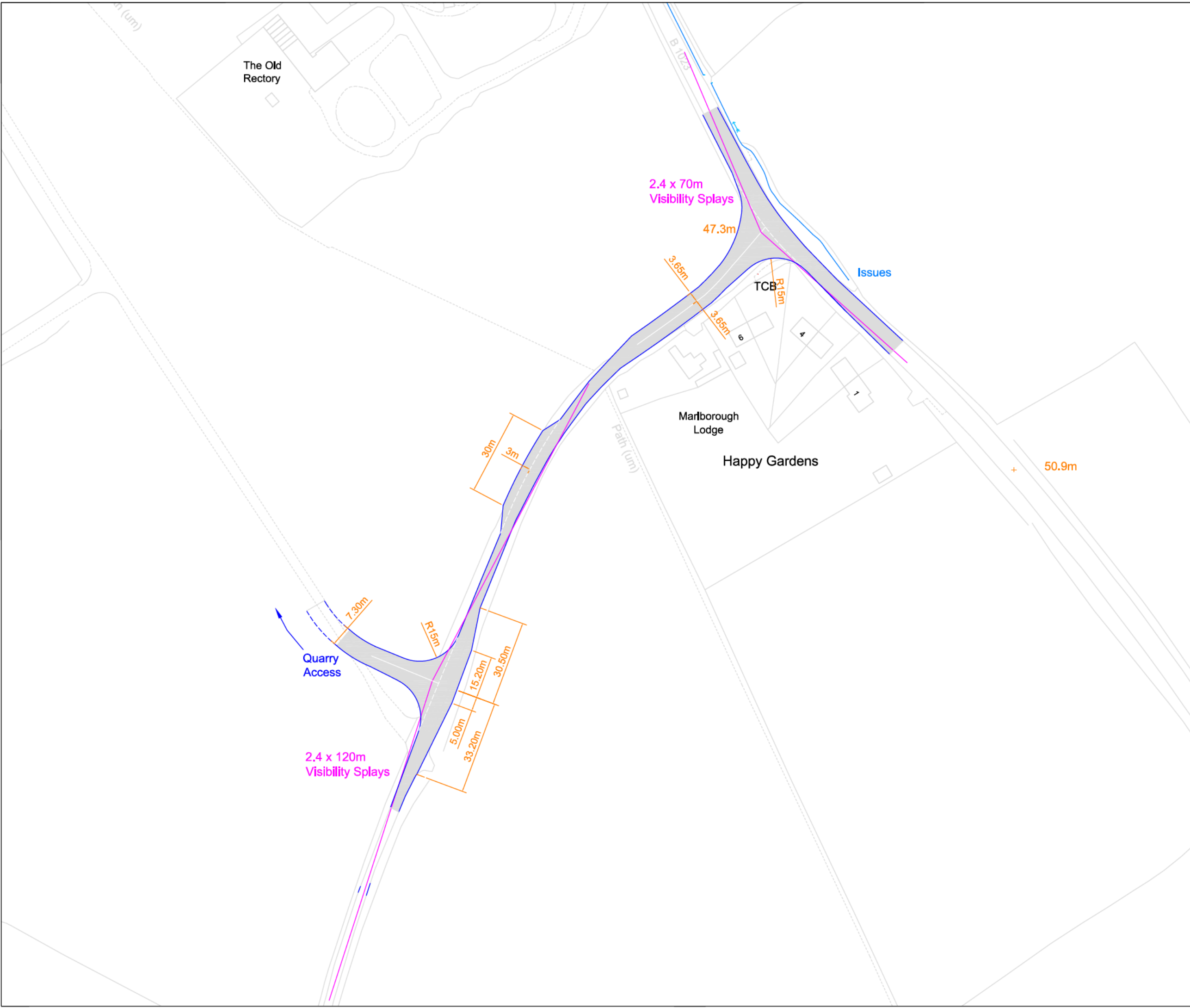
Rule 2 include any other specifically sensitive areas where traffic flows have increased by 10% or more."

- 6.5 In terms of the IEMA tests, the Rule 1 tests would be triggered in relation to the change in HGV levels. This will require detailed assessment for AQ, Noise and other aspects.
- 6.6 The Rule 2 test is also not triggered as the overall traffic flow change in well within the threshold for sensitive areas.

7 Conclusions

- 7.1 The wider impact of HGVs routing north is of concern and likely to limit the acceptability of mineral extraction at this location. It is considered that extraction of mineral on the site in advance of the A12 works being completed will be a significant challenge in terms of traffic impact. It is possible that a scheme of reduced or limited working could be agreed in advance of the works (or indeed to serve the works themselves).
- 7.2 Subject to the detailed assessment as part of the planning application, it is considered that there are several options to physical access the site from Windmill Hill/ B1023 and there is no fundamental constraint to physically providing access to the site.

Drawings



REV	DATE	DESCRIPTION	INITIALS
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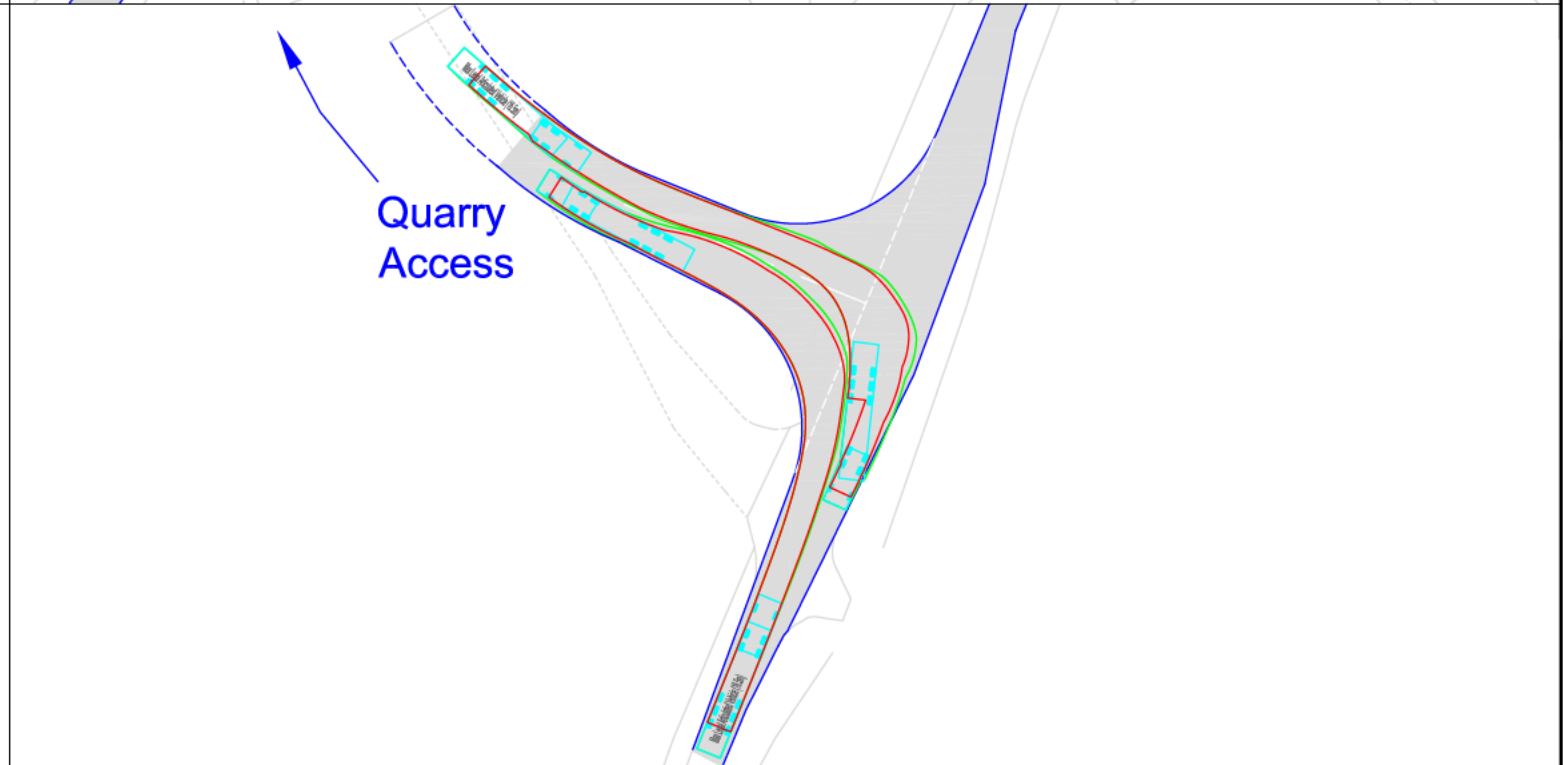
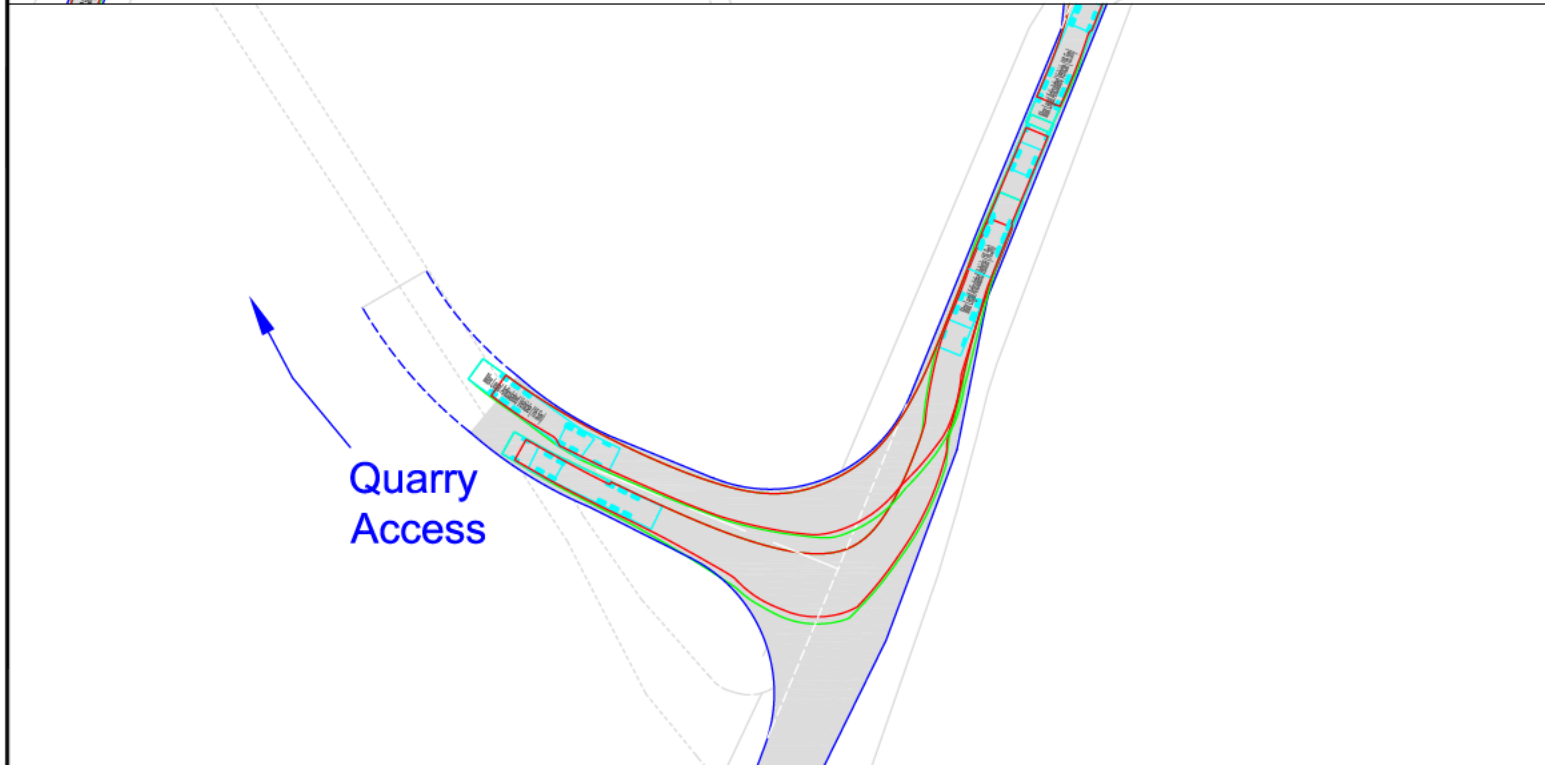
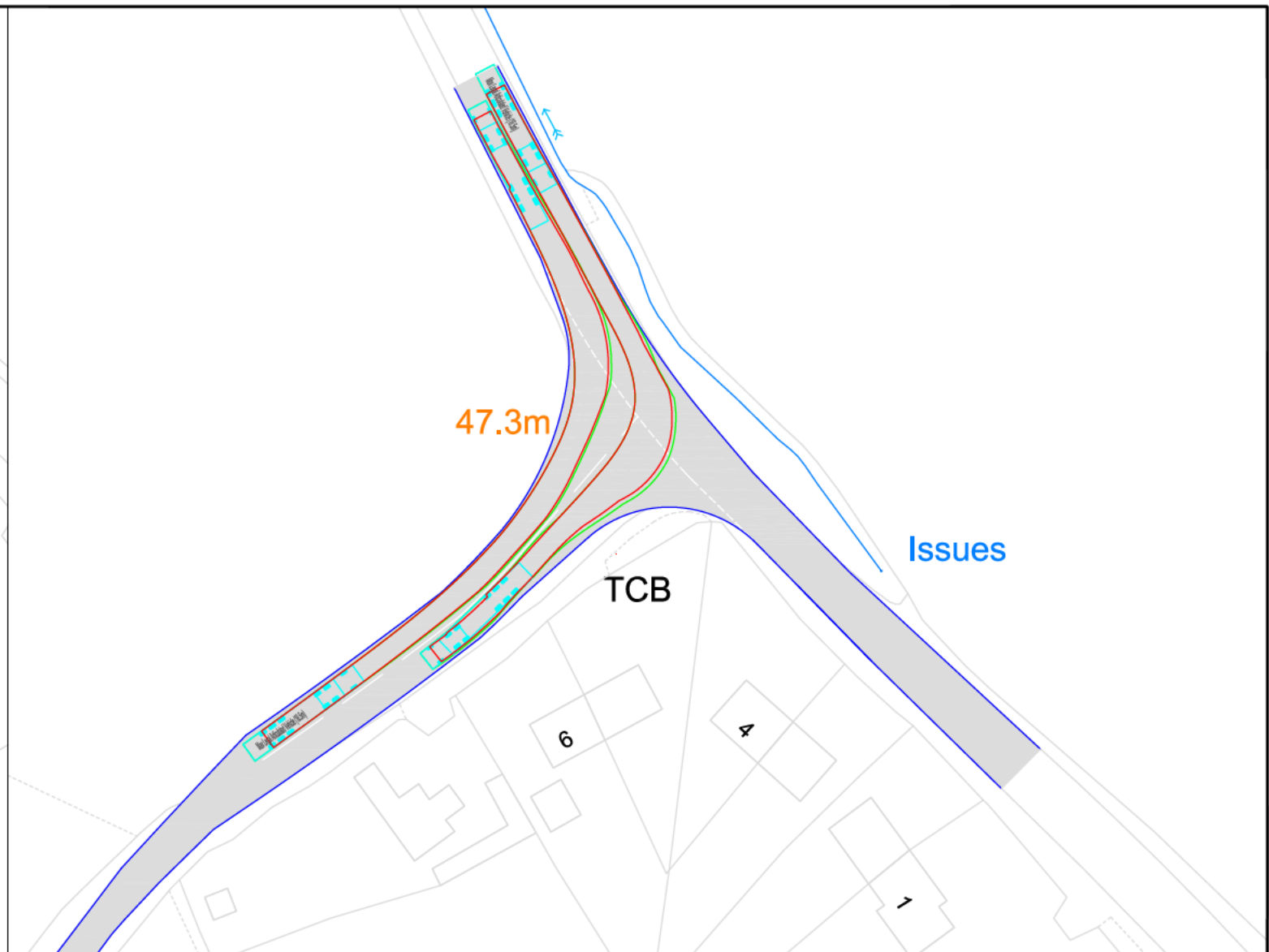
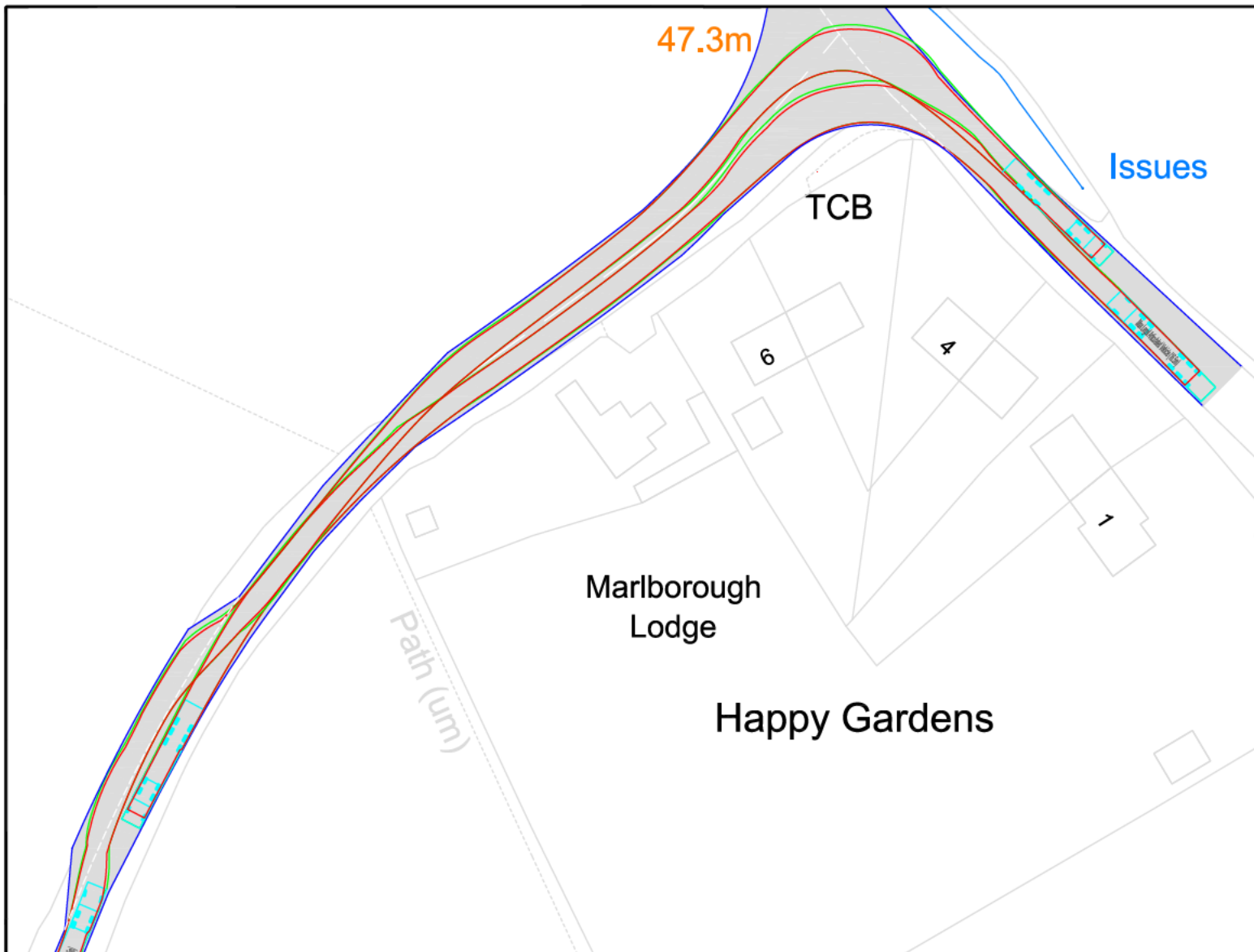
DTA
Transport Planning Consultants

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Huddersfield, West Yorkshire
Tel: +44(0)1484 792988
Fax: +44(0)1484 792983
www.dta-transport.co.uk

JOB TITLE	Kelvedon	CLIENT	Brice Aggregates LTD
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DRAWING TITLE	Quarry Access - Option A		
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SCALE AT A3	1:1250	DRAWN BY	BM	DATE	MAR 23	DRAWING NO.	24537-01-1	REVISION	
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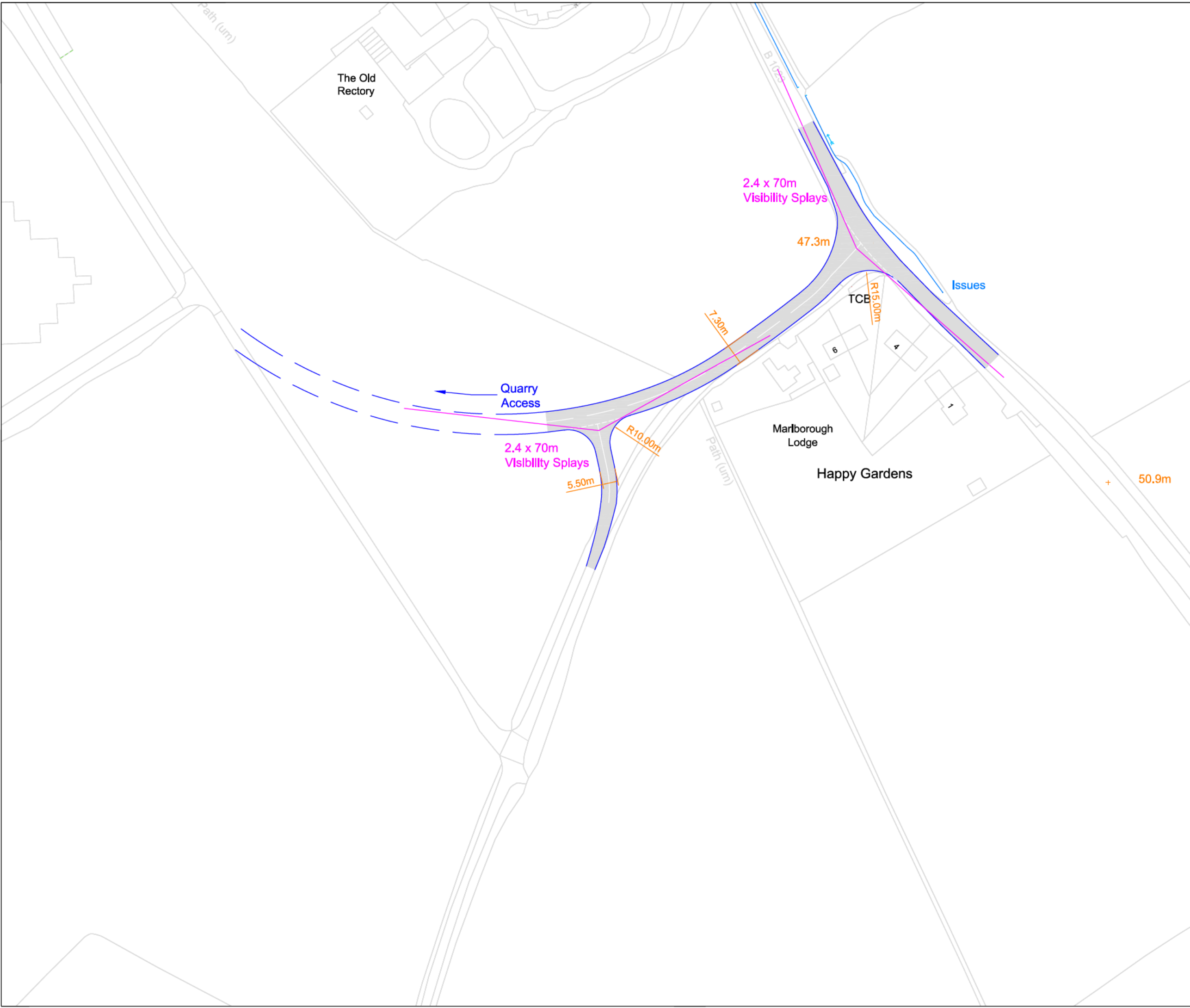
Based upon the ORDNANCE SURVEY MAPS with the permission of THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE © Crown Copyright AL 100030412 © David Tucker Associates

REV	DESCRIPTION	DRAWN	INITIALS	DATE



Forester House, Doctors Lane,
Henley in Arden,
Warwickshire B95 5AW
Tel: +44(0)1564 793598
Fax: +44(0)1564 793983
www.dtatransportplanning.co.uk

JOB TITLE		Kelvedon		CLIENT		Brice Aggregates LTD	
DRAWING TITLE							
Vehicle Tracking – Option A							
SCALE	DRAWN BY	DATE	DRAWING No	REVISION			
1:750@A3	BM	MAR 23	24537-01-2				



REV	DATE	DESCRIPTION	INITIALS

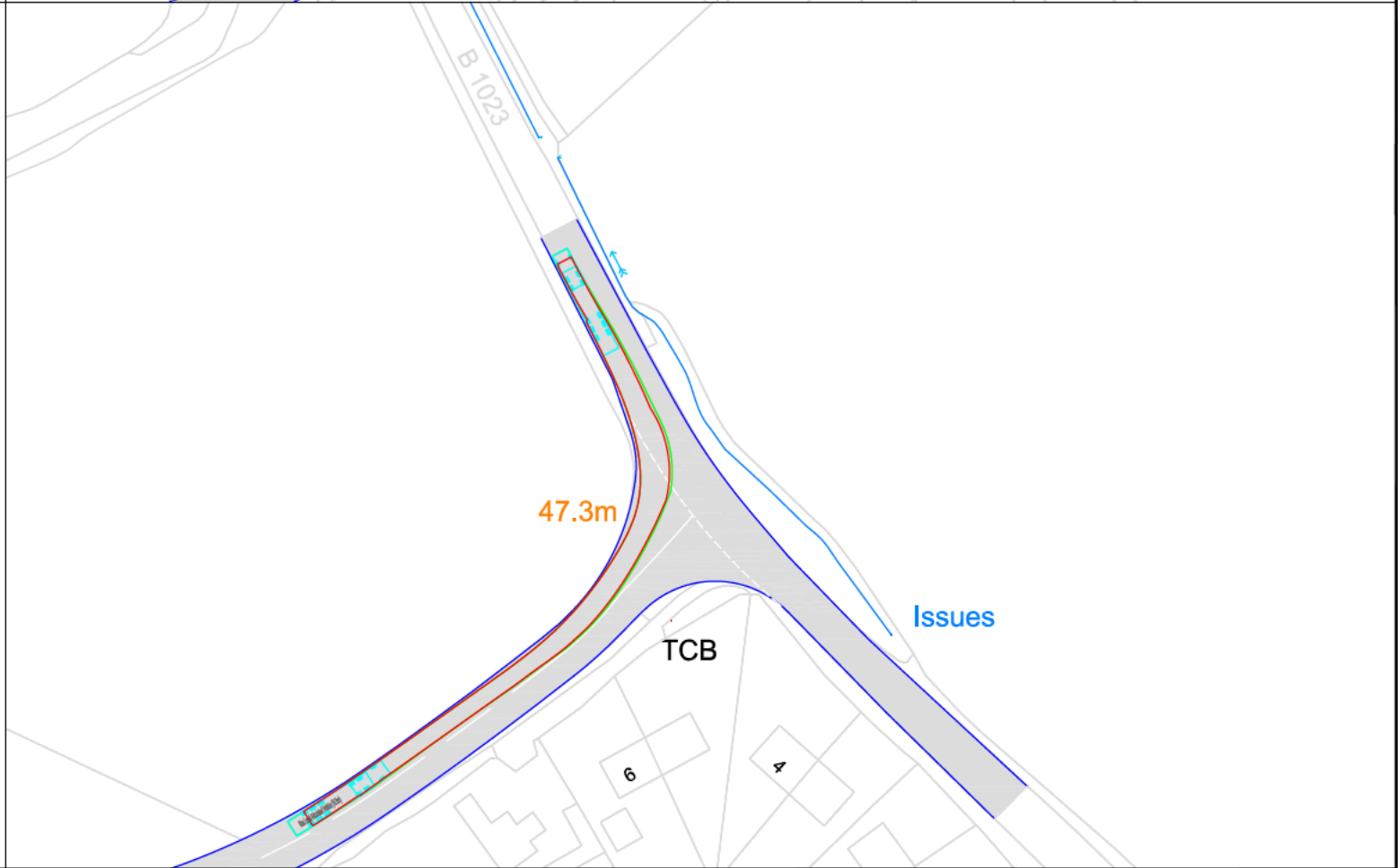
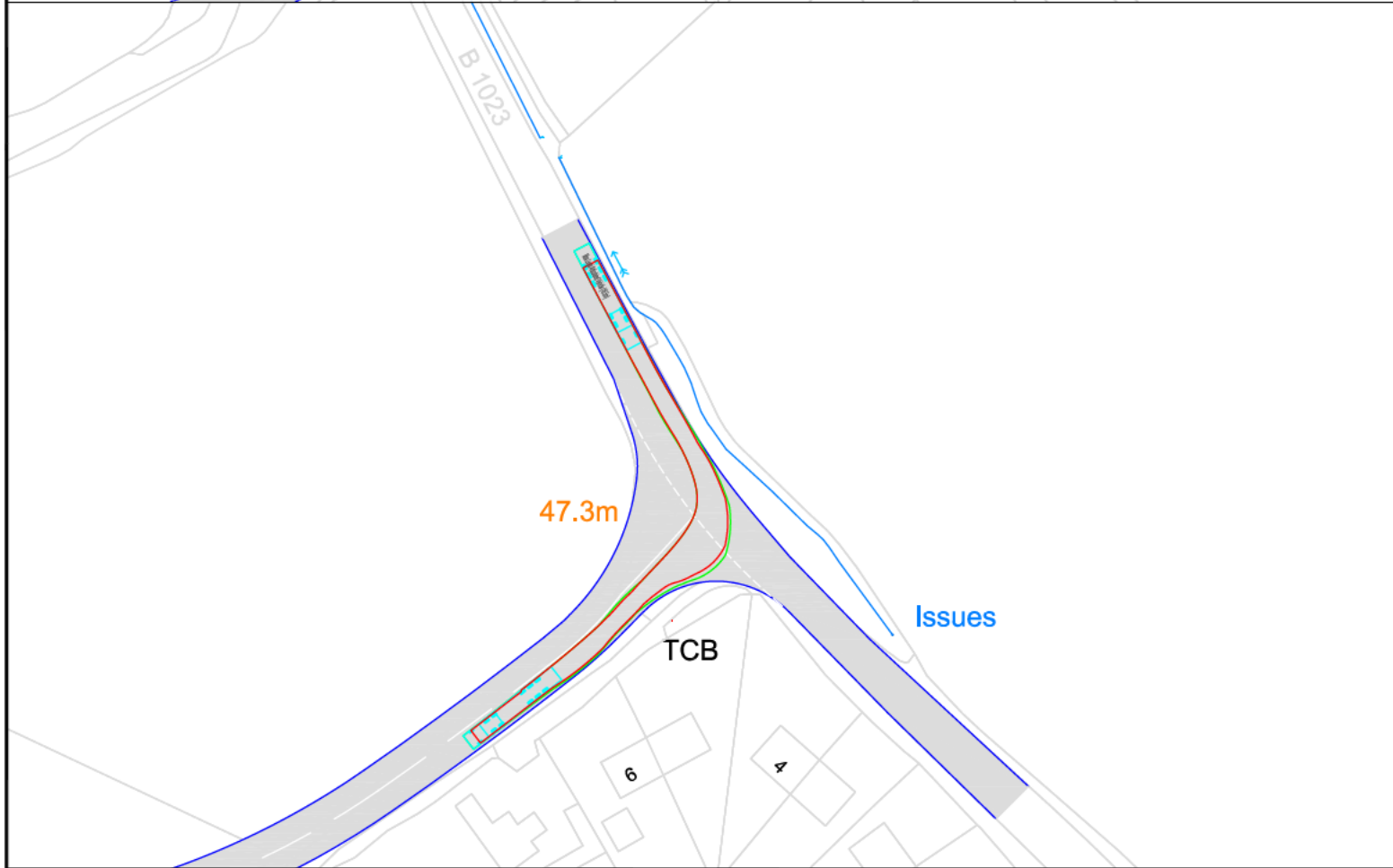
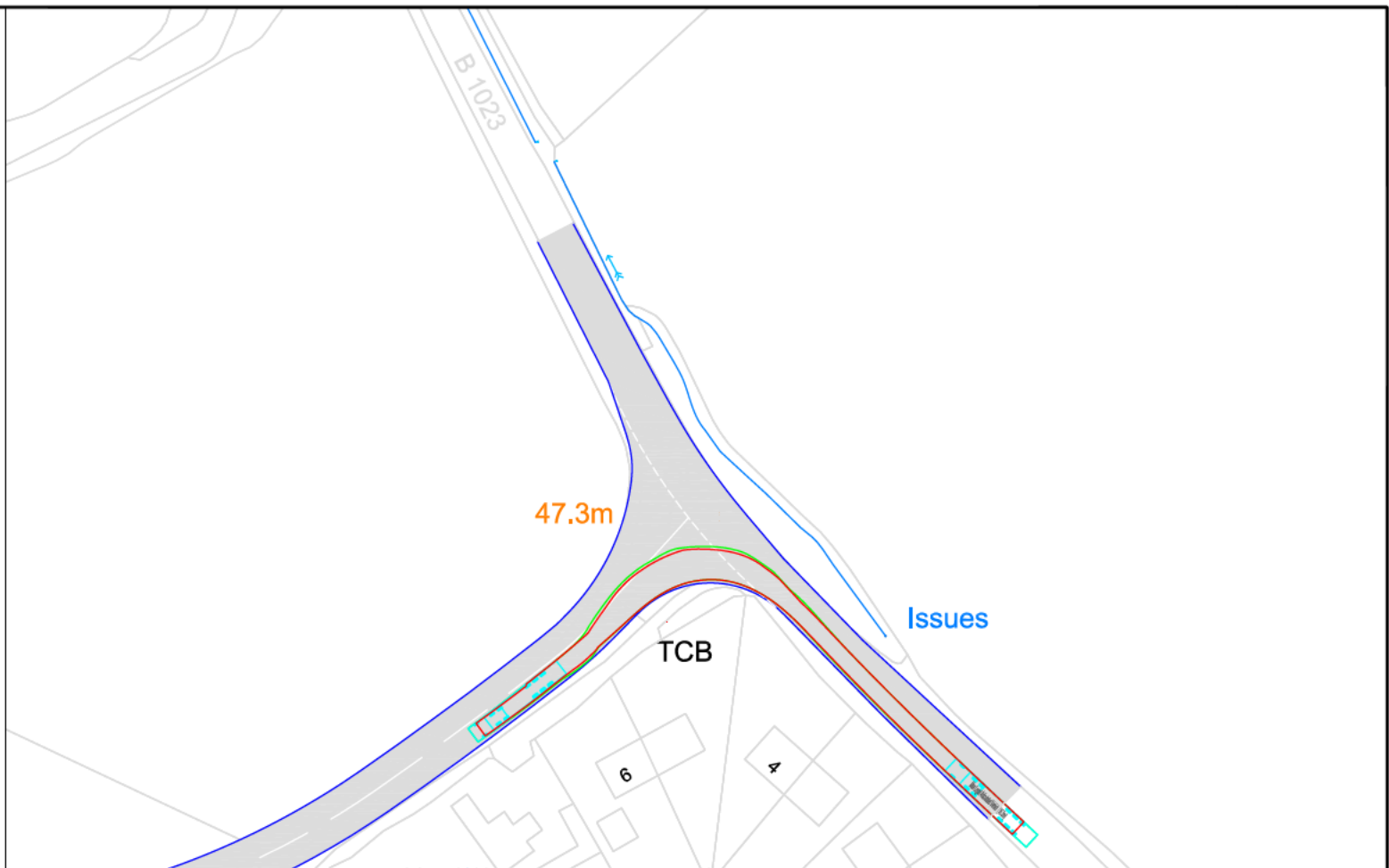
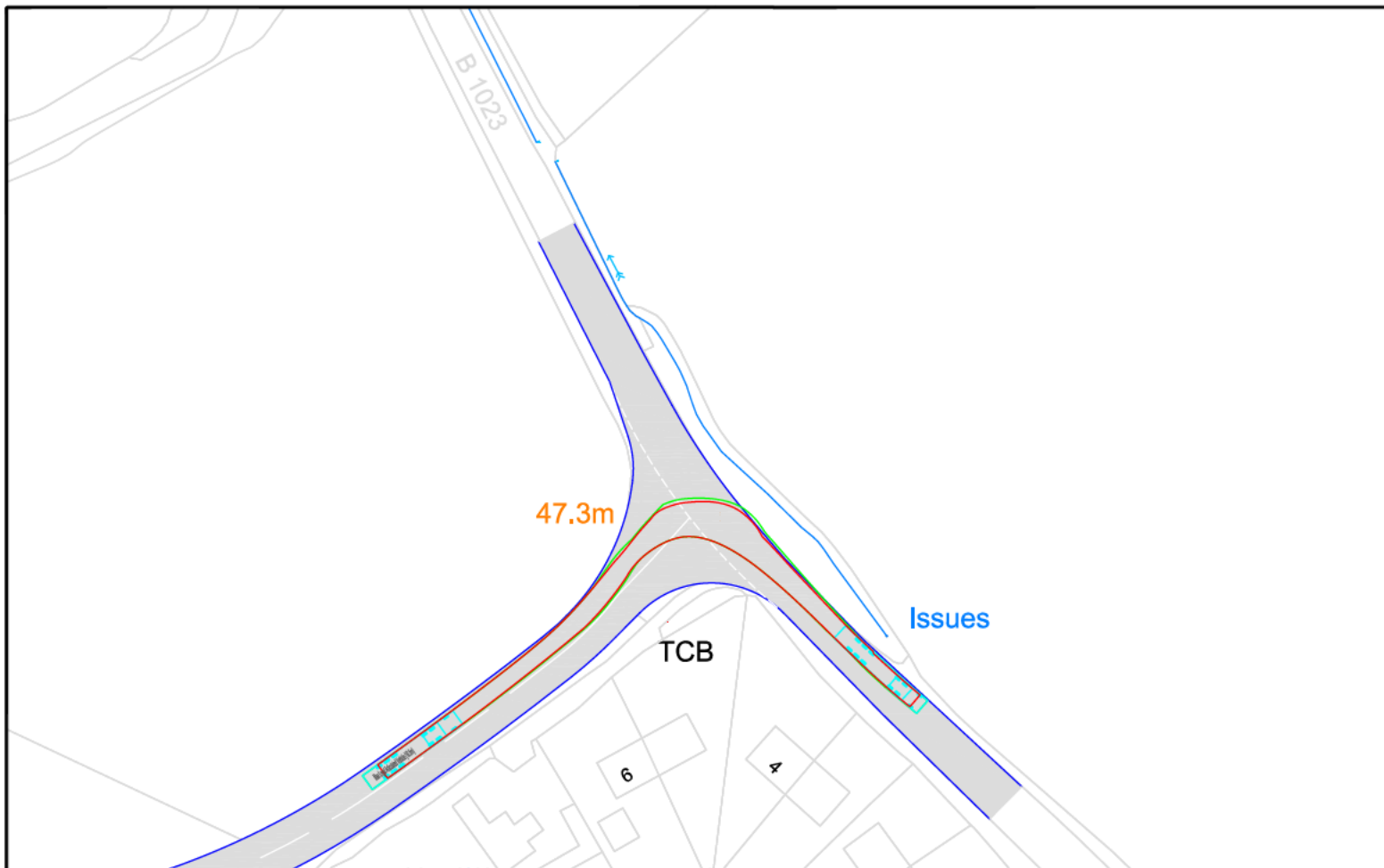
DTA
Transport Planning Consultants

Forester House, Doctors Lane
Hawthorn 2, Alden
Worcestershire B65 9AH
Tel: +44(0)1594 723988
Fax: +44(0)1594 723983
www.dta-transport.co.uk

JOB TITLE	Kelvedon	CLIENT	Brice Aggregates LTD
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DRAWING TITLE	Quarry Access - Option B		
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SCALE AT A3	1:1250	DRAWN BY	BM	DATE	MAR 23	DRAWING NO.	24537-02-1	REVISION	
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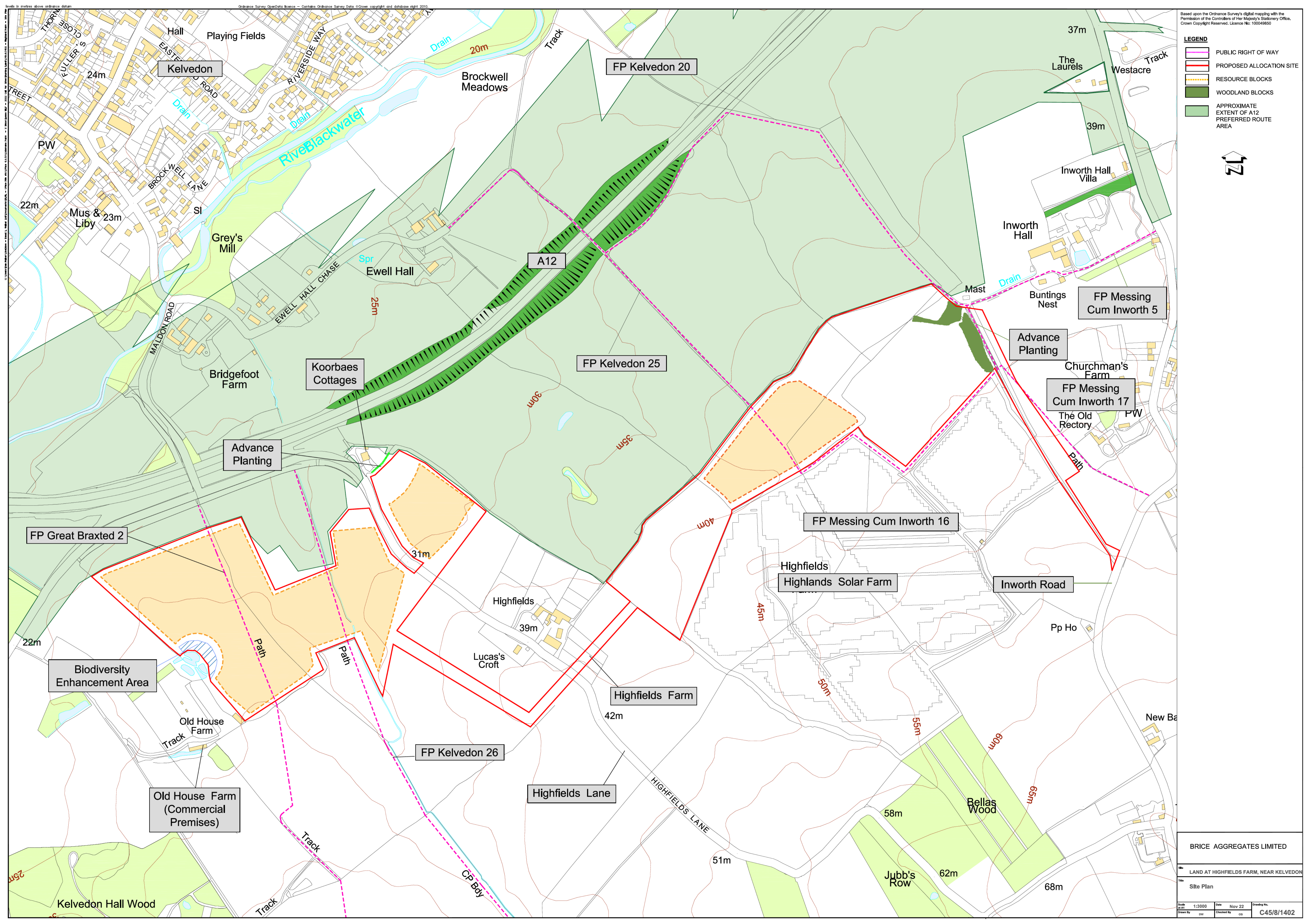
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REV	DESCRIPTION	DRAWN	INITIALS	DATE

Forester House, Doctors Lane, Henley in Arden, Warwickshire B95 5AW
Tel: +44(0)1564 793598
Fax: +44(0)1564 793983
www.dtatransportplanning.co.uk

JOB TITLE Kelvedon		CLIENT Brice Aggregates LTD	
DRAWING TITLE Vehicle Tracking – Option B			
SCALE 1:1000@A3	DRAWN BY BM	DATE MAR 23	DRAWING No 24537-02-2
			REVISION

Appendix A – Site Location



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- LEGEND**
- PUBLIC RIGHT OF WAY
 - PROPOSED ALLOCATION SITE
 - RESOURCE BLOCKS
 - WOODLAND BLOCKS
 - APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA



BRICE AGGREGATES LIMITED		
LAND AT HIGHFIELDS FARM, NEAR KELVEDON		
Site Plan		
Scale: 1:3000	Date: Nov 22	Drawing No. C45/8/1402
Drawn By: [initials]	Checked By: [initials]	