SUBMISSION IN RESPECT OF SITE A51 COLEMANS FARM – NORTH EXTENSION (HILL BROAD FARM) AS IDENTIFIED UNDER THE EMERGING ESSEX MINERALS LOCAL PLAN

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SECTION 1

INTRODUCTION

1.1 Brice Aggregates Limited ("BAL") have been promoting the allocation of a sand and gravel deposit known as Colemans Farm – North Extension under the emerging Essex Minerals Local Plan.

1.2 The site which has been designated the site reference A51 by Essex County Council ("the Council") has been promoted as an extension to the existing sand and gravel unit at Colemans Farm Quarry near Witham.

1.3 The existing site is consented until 2034 in terms of extraction, however, the expectation based on current progress is that the site will be exhausted before then.

1.4 Under the Emerging Minerals Local Plan Review the Council have set out the need to identify sand and gravel resources at a rate of 3.58m tpa through until 2040. The Council have identified that current consented resources in the county are of the order of 22.95 million tonnes, meaning that a further64.56 million tonnes needs to be identified and allocated as part of the plan process.

1.5 Site A51 is one of a number of sites being promoted by BAL which include extensions to the existing unit at Colemans Farm Quarry. Site A51 is situated on land to the south of the current site, beyond the River Blackwater. The site comprises agricultural farmland, but elements of the site is also subject to promotion under the emerging Maldon Local Plan for employment related land uses.

1.6 As part of the emerging MLP, the Council has developed and approved a detailed Site Selection Methodology ("SSM") and implemented this to apply a traffic light scoring system to all fifty two candidate sites promoted through this exercise.

1.7 The SSM considered sixteen different categories and developed a specific scoring system for each of the sixteen categories. Site A51 has scored Green in six categories; six in Amber; six in Red/Amber; with no criteria being scored Red.

1.8 BAL have commissioned works to examine the application of the SSM relative to this site and consider what mitigation measures could potentially be required to manage identified impacts, and thereby reduce the potential scoring under the given category, in particular where a red or red/amber score was identified.

1.9 This submission will provide the following:

i. Detailed consideration of baseline setting;
ii. Presentation of an outline draft working scheme;
iii. presentation of outline draft restoration concept; and
iv. a detailed review of the criteria used on the SSM, in particular on the six criteria where a high level of scoring has been identified.

1.10 BAL is providing this information on a proactive basis, consistent with the requirements of front loading under the NPPF. It is also beneficial to the company to identify potential constraints and potential mitigation measures at the site albeit in high level terms in order that detailed schemes of working and restoration can be developed.

1.11 The SMM summary/site assessment profile presented by the Council as part of this consultation process is reproduced at Appendix 1. 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.

1.12 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.

1.13 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.

1.14 It is recognised that size and scale of the site could be of concern to a number of interested parties, but if allocated and developed could have many benefits consistent with the objectives of the Minerals Local Plan as follows: -

a) the site has the potential to provide significant and sustainable quantities of and gravel to support the growth and infrastructure requirements the east of the county;

b) the location of the site with long term access to the diverted/upgraded A12 is favourable to move the materials to the market in a sustainable manner as possible given the lack of rail and water opportunities in the county;

c) the site has the potential to provide a long term more diverse landform of greater vale both in landscape and nature conservation terms, or could alternatively resolve any minerals safeguarding policy conflicts for the employment land uses being promoted under the Local Plan; and

d) the restoration scheme has the potential to deliver significant habitat enhancement that will also have a positive effect on any animal populations along the River Blackwater corridor.

1.15 The current iteration of the MLP has been released with an extensive evidence base, including forecasts for the new mineral provision in the county, and a separate topic paper on Growth Locations and Projected Growth. The latter document confirms the site setting in the centre of the county with access to a number of "Growth Locations" including Braintree, Chelmsford, Witham, Kelvedon and Maldon.

1.16 Development at such locations will require indigenous construction materials sourced from sites such as Colemans Farm Quarry. BAL currently only operates from this one location and allowing Colemans Farm Quarry to deplete would see them exit the market thereby reducing competition whilst eliminating the productive capacity of this site and business. Should allocations be secured these would be brought forward in a timely manner to seek planning permissions within the current plan period. This would enable BAL to continue to serve its principal aggregates markets in the south and west of Essex as well as the ready-mix concrete needs of mid-Essex.

1.17 Should sufficient extension allocations be secured as part of this process, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output that would support the apportionment rate identified in the emerging Essex MLP, in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets.

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 A51 was carefully considered in view of existing land uses; perimeter features such as the River Blackwater; the solar farm and commodities centre; and 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 C45/8/5002A, Appleford Bridge Cottages.

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 commodities centre and solar farm a 5m stand-off has been applied to the site boundary, although there maybe 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 commodities centre and solar farm are lower sensitivity receptors, and as such do not need to benefit some a large stand off (see Section 5 below).

2.7 An updated proforma is presented at Appendix 2 confirming the revised site area of 17.71 hectares.

2.8 Site A51 is situated within the Hill Broad Farm, which is part of a wider ancestral estate, situated in the parish of Great Braxted in the centre of the county.

2.9 The site is located in a wider network of public highways, comprising:

- the A12 which afford a central corridor to access markets across the county;
- Braxted Park Road to the north (also identified on the Councils freight hierarchy as an important route); and
- Lea Lane to the east.

The site is divided by Nero Road which is a non-adopted highway and estate track installed by the landowner to afford better connectivity between the commodities centre and other commercial activities near Little Braxted.

2.10 The western perimeter of the site is secured by the River Blackwater and the attendant bank side habitats. This area is known and understood to have ecological and landscape value and therefore benefits from a typical 40m standoff relative to any potential mineral extraction area.

The promotion area has been modified to exclude the woodland blocks in proximity to the River Blackwater as these would not have been disturbed in any event.

2.11 In an historical context, the site is situated in a sensitive setting with Registered Parks and Gardens, 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.

2.12 The site extends over an area of approximately 17.71 hectares with a gently rising landform within the site rising from circa 16m AOD in the west along the River Blackwater to around 24m AOD in the east near Nero Road. The effect of this topography, along with surrounding vegetation and land use, serve to constrain views into the site.

2.13 In the context of Rights of Way the site is bisected by a single right of way (FP 1 246) which would require temporary diversion in the event that the site is allocated and developed over time.

2.14 The technical reports provided at Appendices 3-5 inclusive provide specific details on the baseline setting going beyond a purely desk-based approach.

Geology

2.15 The published geological information covering the Site A51 (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.

2.16 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.

2.17 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.

2.18 Mineral deposit thickness in the allocation area ranged between 1.7 metres and 8.0 metres, averaging just under 3.0 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.

2.19 Initial appraisal of grading data indicates that the quality of the sands and gravels is generally consistent, even comparing the upper and lower gravels that may represent different deposits.

2.20 Generally, across the proposed allocation, the sand and gravel is clean and coarse, comprised on average of 61% gravel (ranging from 42-78%), 33% sand (ranging from 12 to 56%) and 2% silt (ranging from 0-6%), with 3% oversize (ranging from 0-12%).

SECTION 3

OUTLINE WORKING SCHEME

3.1 It is considered that Site A51 is a logical extension to the existing operations at Colemans Farm Quarry. BAL is developing an outline working scheme which is illustrated on Plan C45/8/5003A. 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 on or adjacent to the site remains un disturbed and un impacted by the scheme;
- to ensure that all soils associated with best and most versatile agricultural land are stripped handled and replaced sensitively;
- to ensure that any features nature conservation value on or 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 A51 would be transported to the plant site at Colemans Farm Quarry, where it will be washed, graded and stocked prior to export off site. BAL have prepared and submitted and application to relocate the plant site onto land known as Appleford Farm.

3.3 It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water pumped initially into on site freshwater lagoons, or a direct discharge off site using a sump consistent with the consented regime at Colemans Farm Quarry. Observations would be maintained on any sensitive receptors (including Elm Springs) by way of a suitable groundwater monitoring and management plan.

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 would need to be transported over the River Blackwater into the existing Colemans Quarry complex.

3.5 The proposed limit of extraction is illustrated on Plan C45/8/5003A. The proposed extraction area has been defined using the following stand offs: -

- 100m to nearby residential development, including Appleford Bridge Cottages;
- 40m to the River Blackwater; and
- 10m to remaining perimeters (including the adjacent commercial activities).

3.6 Plan C45/8/5003A shows four phases of working each with around 200,000 - 225,000 tonnes of sand and gravel. Each phase would be worked over a period of ten-twelve months, with an

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

3.7 In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpath 246-1. A potential diversion route is illustrated on Plan C45/8/5003A. The proposed route is considered to be no less accommodating than the existing route.

A12

3.8 In light of the approved A12 improvement works (which now have royal assent) it may be necessary for BAL to relocate certain elements of the infrastructure of Colemans Farm Quarry, including the processing plant which is currently sited on land which lies within the footprint of the proposed A12 works (refer to Plan C45/8/5001A).

3.9 Should the A12 improvement works proceed and it be necessary to relocate the processing plant, it is anticipated that this could be to a location to the east of Braxted Road (refer to Plan C45/8/5001A). It is envisaged that the size and capacity of the relocated plant site would be near identical to the existing arrangements on site.

3.10 Should the A12 works not proceed and the processing plant remain in situ at Colemans Quarry, then as-dug material from the proposed allocation could also be transported to the existing processing plant using either HGVs and / or ADTs (via a bridge) or a field conveyor over the River Blackwater.

3.11 In any event, as raised sand and gravel won from the proposed allocation will need to be transported over the River Blackwater and thereon to the infrastructure of the Colemans Farm Quarry complex which will exist at the time. No new access or HGV routing onto the road network is expected to be necessary.

3.12 Should the processing plant be relocated, this will be solely as a result of the A12 works and in the first instance to support the working of remaining reserves at the existing Colemans Farm Quarry site.

Advance Planting

3.13 In view of the nature and scale of the proposals and the environmental (in particular visual) context of the site, BAL has engaged specialist advice to identify options for advance planting.

3.14 Details in this regard are presented at Section X of the LVIA reproduced at Appendix 6, but include for the following:-

- establishment of willow plantation and other wetlands habitats along the River Blackwater;
- management and enhancement of existing woodland and hedgerows, in particular around Appleford Bridge Cottages.

Appleford Bridge

3.15 The proposed working and restoration scheme is based on the establishment and use of a on site temporary crossing over the River Blackwater. As such, there would be no need to make any use of Appleford Bridge over and above existing rates of activity which are at a de minimis level to enable the Company to deliver products to customers locally in Braxted, Tiptree and the Tothams.

SECTION 4

OUTLINE RESTORATION CONCEPT

4.1 It is proposed that land within Site A51 will be restored primarily to agriculture (refer to Plan C45/8/5004A) 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. Further clarity in this regard would be provided as the Maldon Local Plan evolves with the Essex MLP review.

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 ay 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 C45/8/5004A. 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) reinstate the public right of way on its definitive alignment; 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 C45/8/5004A provides for a farmland reinstatement and nature conservation creation, supplemented by a network of permissive rights of way to improve connectivity across the landform, in particular east-west.

4.7 The scheme will contribute positively to the environment, consistent with draft policies S12, and DM1, 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 Hill Broad Farm is detailed in the proforma reproduced at Appendix 1, and summarised in Table 1 below.

Criteria	**Scoring**
Landscape and Visual Sensitivity	Amber
Biodiversity	Amber
Historic Buildings	Red/Amber
Archaeology	Amber
Flooding	Amber
Transport	Green
Access	Green
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 1: Summary of the scoring of Site A51

5.3 As can be seen above of the sixteen criteria examined, four scored as high impact (i.e red or red/amber), including:

- Historic Buildings;
- Public Rights of Way;
- Services and Utilities; and
- Health and Amenity.

5.4 Furthermore, six criteria examined were scored as medium impact (i.e amber), including:

- Landscape and Visual Sensitivity;
- Biodiversity
- Archaeology;
- Flooding;
- Hydrology, Hydrogeology and Drainage; and
- Soils Quality.

5.5 Sections 6 and 7 inclusive below and the contents of Appendices 3 and 4 will provide detailed evidence to challenge these scores or suggest mitigation measures to enable the scope for impact to be re-examined. Whilst these reports were mainly prepared for Site A49, the details therein are largely applicable to this site also.

5.6 Of the five criteria identified as medium or high impact above, three have not been subject to detailed technical review at this time, namely:

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

Addressing each in turn.

Public Rights of Way

5.7 The site assessment (refer Appendix 1) scored this element as a High Impact, as a 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 a single diversion (which will only need to be in place for a temporary period) should not necasrily 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 as defined on Table 2 of Appendix I of the SSM.

Services and Utilities

5.8 The site assessment (refer Appendix 1) scored this element as a High Impact, as utilities are in proximity to the site. The reason for this scoring is understood to relate to the high-pressure gas main north of the River Blackwater. It should be noted that the presence of the river means that there is no scope for interaction with this asset as a result of any extraction activities in Site A49.

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

5.10 The scoring criteria identified in Appendix I of the SSM Report provides for five tiers of scoring. On the basis of the above, BAL would suggest that the site is only worthy of scoring Amber.

5.11 In any event, the relationship between utility assets and mineral workings is clearly defined in statute law and it is respectfully suggested that is not something that a Minerals Planning

Authority needs to be concerned with when allocating sites for minerals and waste development.

Health and Amenity

5.12 The SSM reported that ***"Two residential buildings are 20m north east of the Site. One residential building is located 150m east of the Site. The Site is not well screened from Lea Lane. The Site is likely to have a major impact on health and amenity and is likely to require high levels of mitigation to make the Site acceptable.".***

5.13 It is not clear why one residential building was mapped on site. Notwithstanding, 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 60m stand off from the red line boundary to the given residential receptor. Relative to the commodities centre and solar farm a 5m 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.

5.14 It is proposed that both the commodities centre and solar farm are lower sensitivity receptors, and as such do not need to benefit some a large standoff (see Section 5 below). The solar farm is not staffed. The commodities centre is effectively a storage and distribution depot, where the elevations facing Site A49 are all commercial in nature with no office (or other more sensitive workspace).

5.15 Relative to the SSM methodology under this criteria as a general point, BAL would not that industrial and commercial premises should not be afforded the same level of sensitivity/protection as a residential premises for example.

5.16 Based on the commentary provided above and consideration of the scoring criteria in the SSM these changes to the promotion area are suggested to make Site A49 an Amber site under this criteria noted under Table 2 of Appendix I of the SSM, at worst Red/Amber.

SECTION 6

LANDSCAPE

6.1 The site has been scored as Amber which means that ***"Landscape and / or visual characteristics of the assessment unit are susceptible to change and / or its values are medium / low through to high / medium and / or it may have some potential to accommodate mineral working development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate."***

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

- ***The Site is very characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located on the edge of the River Blackwater, the western parcel of the Site comprises linear willow and poplar plantation which is a strong local feature of the landscape. The remainder of the Site comprises arable fields separated by established hedgerows, also located on the valley sides. With open views of the river, appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.***

- ***Elm Springs Priority Habitat (Deciduous Woodland) defines the western site boundary, and Strowling & Crierswood Ancient Woodland is located 0.3km to the south of the Site. The River Blackwater valley is located on the immediate boundary to the west, with strong intervisibility between the Site and the river. Appropriate consideration would be required to mitigate the physical impacts on Elm Springs with a suitable buffer. Mineral extraction within this location would significantly alter the setting of the River Blackwater valley, where a substantial buffer would be required.***

- ***Two Grade II Listed buildings are located along Braxted Park Road to the east, including Appleford Bridge and Appleford Bridge Cottage. Grade II* listed Braxted Park is also located in very close proximity to the east of the Site. The intimate river setting of Appleford Bridge could be significantly altered and therefore appropriate consideration would be required to mitigate the impacts.***

- ***The eastern parcel of the Site is located in Flood Zone 1 (low probability of flooding); the western parcel is partially located within Flood Zone 3 (high probability of flooding) owed to its location directly adjacent to the River Blackwater.***

- ***Access opportunities are available from Nero Road which runs through the centre of the Site, connecting Braxted Park Road to Little Braxted Lane. An appropriate transport and access arrangement and consideration to mitigate the impacts on roads and local amenity would be required.***

- ***Public Right of Way (PRoW) Footpath 1 (Great Braxted) runs through the Site close to the River Blackwater on the north-western boundary.* Appropriate consideration would be required to mitigate the impacts of the PRoW which may include diversion or visual screening.**

6.3 A Landscape and Visual Appraisal has been commissioned in support of this submission (reproduced at Appendix 3) with a brief provide advice regarding the potential Landscape and Visual constraints that maybe present relative to Site A49, but the same baseline commentary largely applies to Site A51, albeit with a smaller site area.

6.4 Sections 2-5 inclusive provide a detailed appraisal of landscape and visual setting, whilst Section 6 considered the application of the RAG scoring for the site detailed in Appendix B of the SSM.

6.5 The note acknowledges the changes in development areas and provision of landscaping areas that have been outline on the submitted plans, which have the potential to reduce the scope for impact.

6.6 The note reproduced at Appendix 3 concludes that when considered against the content of Table 2 of Appendix B of the Site Selection Methodology it is the judgment of the Landscape Partnership that Site A51 should in most respects be scored as "Amber". With the development and retention of the advance planting/landscape mitigation scheme shown on Plan C45/8/5003A, any potential areas of medium-high sensitivity can be adequately protected as part of the development of the site.

SECTION 7

CULTURAL HERITAGE

7.1 The site has been scored as Red/Amber which means that ***"The impact is likely to be major, amounting to a MID level of less than substantial harm to the significance of heritage assets, and is likely to require high levels of mitigation to make the Site acceptable."***

7.2 The key findings of the assessment published in Appendix D of the SSM by the Council are as follows:-

- ***The northern tip of the Site is adjacent to the Grade II Listed Appleford Bridge (List UID: 1111108). There is a high degree of visibility between the Site to the south and the heritage asset. The Site is an important part of the asset's setting and is currently pastoral in character and undeveloped. There is likely to be a considerable visual impact on this agrarian character from the quarrying of the Site. The allocation of the Site would have a negative impact on the setting of the bridge, resulting in a mid-level of less than substantial harm.***

- ***The north-east boundary of the Site also abuts the curtilage boundary of the Grade II Listed Appleford Bridge Cottage (List UID: 1317172). The excavation of the Site would result in a mid-level of less than substantial harm, due to the visual intrusion of the quarrying works on the bridge's setting.***

- ***Mitigation in the form of landscaping or screens of vegetation is unlikely to significantly reduce the visual impact on both the bridge and cottage. The midlevel of harm resulting from the visual impact could not be effectively mitigated.***

- ***The structural impact of heavy vehicle use on the Grade II Listed Appleford bridge would need to be assessed by a heritage structural engineer in order for the impact of its use in conjunction with the Site to be understood. At present, the impact is unknown. Once a structural survey report has been submitted it would then be possible to assess the level of harm to the bridge resulting from the scheme. Should any impacts be found to result from the bridge's use by HGVs in conjunction with the Site activity, mitigation in the form of the prohibition of use of the bridge by HGVs would reduce any direct physical impacts on the bridge.***
- ***The impact on other nearby heritage assets would be limited to environmental impacts of dust, noise and traffic and would be low.***

7.3 A desk based Heritage Appraisal has been commissioned in support of this submission (reproduced at Appendix 4) with a brief provide advice regarding the potential heritage constraints posed by a group of designated heritage assets adjacent to Site A49, although the contents of the report that apply to Appleford Bridge and Appleford Bridge Cottages are equally applicable to Site A51.

7.4 The note confirms the receptors and relevant policy with Paragraphs 14-17 inclusive providing a detailed description of the assets, and Paragraphs 18-23 inclusive addressing the key findings within the RAG assessment.

7.5 The note acknowledges the changes in development areas and provision of landscaping areas that have been outline on the submitted plans, which have the potential to reduce the scope for impact.

7.6 The note reproduced at Appendix 4 concludes that with sufficient mitigation in the form of the landscape buffer and planting (in order to filter any visibility in this case relative to Appleford Bridge and Appleford Bridge Cottages) the level of harm posed to this group of assets could potentially be reduced to a low level of less than substantial harm overall.

7.7 This would then equate to a "Amber" score based on the RAG methodology outlined at Appendix D of the SSM.

SECTION 8

SUMMARY AND CONCLUSIONS

6.1 In view of the above assessments it is considered that the scoring for the Site A51 should be amended, as summarised in Table 2 below. Rows shaded in green show areas where the scoring should be altered with the proposed level identified.

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

Table 2 – Proposed revised scoring for Site A51

Revised Plans

C45/8/5001A	Revised Location Plan
C45/8/5002A	Revised Site Plan
C45/8/5003A	Revised Concept Working Plan
C45/8/5004A	Revised Concept Restoration Plan

All levels in metres above ordnance datum

A12

Potential Plant Site

Braxted Park Road

Current inert materials recycling area

Coleman's Reservoir

River Blackwater

Appleford Bridge

Braxted Road

Appleford Bridge Cottage

Current Plant Site

Braxted Park - RPG

Solar Panels

Existing Site Access

River Blackwater

Commodity Centre

Silt Lagoons

Conveyor/Haul Road connection to Site A51

Footpath PROW 246_1

Main Haul Road into Site

Current RMX Plant

Hill Broad House

Bailey bridge over River Blackwater

Lea Lane

0 100 200 Meters

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LEGEND

- CURRENT PERMISSION AREA
- OTHER LAND UNDER APPLICANTS CONTROL
- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
- CURRENT PLANT SITE
- POTENTIAL PLANT SITE
- MAIN HAUL ROAD INTO SITE
- POTENTIAL HAUL ROAD/CONVEYOR TO SITE A51
- CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A51

BRICE AGGREGATES LIMITED

Site: COLEMANS FARM QUARRY, WITHAM, ESSEX

Title: Land at HIll Broad Farm - Site A51 Location Plan

Scale at A3	Date	Drawing No.
1:5000	OCT 24	C45/8/5001B

Drawn By: DW | Checked By: GB

All levels in metres above ordnance datum

Colemans Reservoir

Appleford Bridge

Braxted Road

Appleford Bridge Cottage

Solar Farm

5m stand off from solar farm with distances to be subject to review as part of any application

River Blackwater

Commodity Centre

5m stand off from any landscaping/yardspace of development at commodities centre, with distances to be subject to review as part of any application

Footpath PROW 246_1

Hill Broad House

Farm Access

Lea Lane

Lea Lane Cottage

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0 100 200 Meters

LEGEND

- CURRENT PERMISSION AREA
- OTHER LAND UNDER APPLICANTS CONTROL
- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- POTENTIAL HAUL ROAD/CONVEYOR TO SITE A51
- CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A51

BRICE AGGREGATES LIMITED

Site: COLEMANS FARM QUARRY, WITHAM, ESSEX

Title: Land at Hill Broad Farm - Site A51 Site Plan

Scale at A3	1:2500	Date	OCT 24	Drawing No.
Drawn By	DW	Checked By	OB	C45/8/6002B

All levels in metres above ordnance datum

Coleman's Reservoir

Potential Biodiversity Enhancement Area including for Cricket Bat Willow Plantation

Appleford Bridge

Appleford Bridge Cottage

Braxted Road

Reinforce Planting around Appleford Bridge Cottage with native woodland and shrub species

Solar Farm

Commodity Centre

River Blackwater

Potential Biodiversity Enhancement Area

Footpath PROW 246_1

Farm Access/Nero Road

Bespoke designed bailey bridges(s)

Conveyor/Haul Road connection to Site A51

Potential Biodiversity Enhancement Areas

Wing conveyors to be developed and relocated to serve extraction phases

Phase 1

Phase 2

Phase 3

Phase 4

BH01 BH02 BH03 BH04 BH05 BH06 BH07 BH08 BH09 BH10 BH11 BH12 BH13 BH14 BH15 BH16 BH17 BH18 BH19 BH20 BH33 BH34

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0 100 200 Meters

LEGEND

- PERMISSION AREA
- OTHER LAND UNDER APPLICANTS CONTROL
- EXISTING BRIDLEWAY ROUTE
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- BOREHOLE ID WITH MINERAL DEPTH IN M (e.g. BH06 (4.2))
- POTENTIAL BIODIVERSITY ENHANCEMENT AREA
- POTENTIAL FOOTPATH DIVERSION
- POTENTIAL HAUL ROAD/CONVEYOR TO SITE A51
- CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A51

Notes

Conveyor and haul road alignment shown for indicative purposes and subject to change

BRICE AGGREGATES LIMITED

Site: COLEMANS FARM QUARRY, WITHAM, ESSEX

Title: Land at Hill Broad Farm - North - Site A51 Concept Working Plan

Scale at A2	1:2500	Date	Oct 24	Drawing No.
Drawn By	DW	Checked By	OB	C45/8/5003B

All levels in metres above ordnance datum

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0 100 200 Meters

LEGEND

- PROPOSED ALLOCATION SITE
- WOODLAND BLOCKS
- POTENTIAL BIODIVERSITY ENHANCEMENT AREA
- AGRICULTURAL REINSTATEMENT
- LOWLAND MEADOW OR WET GRASSLAND HABITAT
- LOWLAND MEADOW / ARABLE MARGIN
- REEDBED / WETLAND HABITAT
- HEDGEROW PLANTING

Plantation Willow Target Area

Wet Grassland Target Area

River Blackwater

Areas of wet grassland and swales

Flood Plain Grazing Restoration

Plant new hedge

Footpath PROW 246_1

Reinstated Agricultural Land

Reinstate drain and plant new hedge

Reinstated Agricultural Land

Reinstated Agricultural Land to integrate with field unit to the south east

Retained Agricultural Access

Lowland Meadow Habitat

Woodland Fringe Target Area

Appleford Bridge Cottage

Solar Farm

Boundary Posts

Def

CDCR

Drain

16.6m

BRAXTED PARK ROAD

Appleford Bridge Cottage

24.4m

23.0m

Well

GP

WB

Commodity House

Commodity Centre

Pond

Hill Broad House

215800N

215700N

215600N

215500N

215400N

215300N

215200N

583900E

584000E

584100E

584200E

584300E

584400E

584500E

584600E

584700E

BRICE AGGREGATES LIMITED

Site: LAND AT APPLEFORD FARM, WITHAM, ESSEX

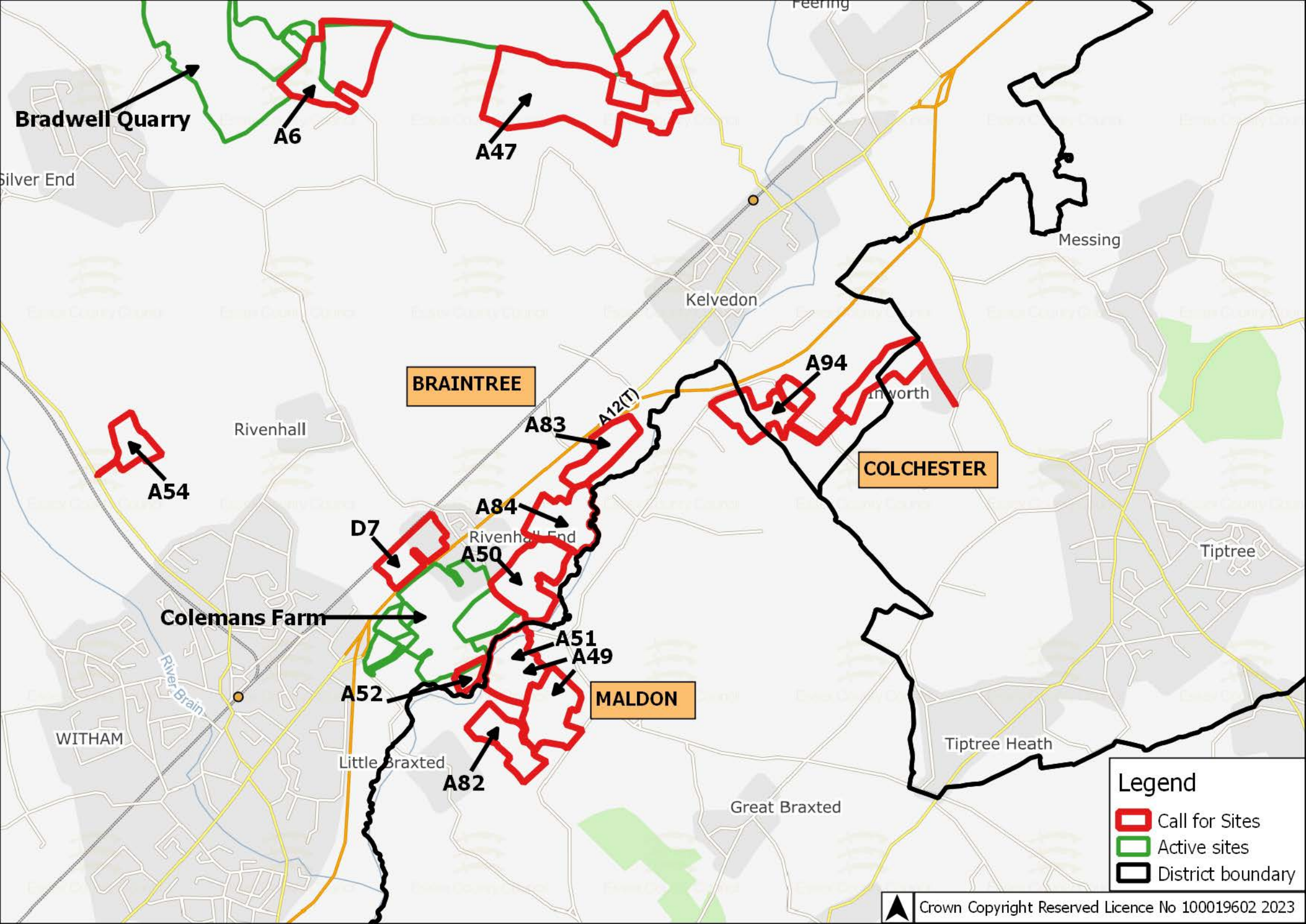
Title: Land at Hill Broad Farm - North Restoration Concept Plan

Scale at A3	Date	Drawing No.
1:2500	APR 24	C45/8/5004A
Drawn By: DW	Checked By: OB	

Appendix 1

Site Assessment profile as presented by Essex CC


Appleford Farm Cottages
BRAXTED ROAD
Witham Lodge
Commodity House
The Rookery
Hill
Broad House
Coleman's Farm
CHURCH CHASE
The Old
Schoolhouse
0
100
200 m
Colemans Farm
A51
Legend
Site Boundary
Crown Copyright Reserved Licence No 100019602 2023


Bradwell Quarry
A6
A47
Silver End
Feering
Messing
Kelvedon
BRAINTREE
A94
A12(T)
A83
Rivenhall
A54
COLCHESTER
A84
D7
Rivenhall End
A50
Tiptree
Colemans Farm
A51
A49
River Brain
A52
MALDON
WITHAM
Little Braxted
A82
Tiptree Heath
Great Braxted
Legend
Call for Sites
Active sites
District boundary
Crown Copyright Reserved Licence No 100019602 2023

Candidate Site Reference	*Candidate Site Name*	*District*	*Existing use*	*Site Area (ha)*	*Potential Yield (million tonnes)*
A51	**Colemans Farm - North extension (Hill Broad Farm)**	**Maldon**	**Agricultural**	**19.77**	**0.6**

The Site is promoted as an extension to an existing mineral Site (Colemans Farm Quarry) and is located to the south west of Colemans Farm Quarry. The Site area is approximately 19.77 ha and is proposed for approximately 0.6 million tonnes of sand and gravel extraction which would be transported internally to the existing plant Site at Colemans Farm Quarry, where it will be washed, graded, and stocked prior to export off Site. . It is proposed that once granted consent mineral extraction would follow on from the consented extraction activities at Colemans Farm Quarry and, subject to allocation, could be operated alongside Site A50. The adjoining uses include agricultural fields, woodland, Colemans reservoir and residential and commercial buildings. The hamlet of Rivenhall is located 800m north of the Site. Access to the Site is through the access arrangements for the existing workings at Colemans Farm Quarry. 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/ Amber	Amber	Amber	Green	Green	Red/ Amber	Green	Amber	Green	Amber	Red/ Amber	Red/ Amber	Green	Green

Key findings of the assessment are as follows:

- The Site is significantly characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located on the river edge of the River Blackwater, the Site comprises linear willow and poplar plantation which is a strong local feature of the landscape which increases the complexity of the Site. The remainder of the Site comprises arable fields separated by established hedgerows, also located on the valley sides. With open views of the river, appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.

- The River Blackwater valley is located on the immediate boundary to the west, with strong intervisibility between the Site and the river. Appropriate consideration would be required to mitigate the physical impacts on Elm Springs with a suitable buffer. Mineral extraction within this location would significantly alter the setting of the River Blackwater valley, where a substantial buffer would be required.

- The River Blackwater follows the length of the western boundary and there is another watercourse within the Site which feeds into the River which is likely to be removed. These create a potential pollution pathway for water quality between the proposed mineral Site and a number of statutory wildlife sites. The potential for Likely Significant Effects, particularly to the Blackwater Estuary Special Protection Area and Ramsar site and the Essex Estuaries Special Area of Conservation will need to be considered through a plan-level Habitats Regulations Assessment.

- The Site is situated on low-lying land and comprises two arable fields; an area of Lowland Mixed Deciduous Woodland Priority habitat is located within the Site, to the west of the River Blackwater.

- The Site is graded Amber because ecological impacts could be moderate and are likely to require medium levels of mitigation to make the Site acceptable. The Site's groundwater may be affected, which in turn could affect the hydrology of on-site and off-site habitats. Substantial buffers are likely to be required near to the Lowland Mixed Deciduous Woodland Priority habitat, River Blackwater and other watercourses and their water quality must not be affected by the proposals. Affected Hedgerows and watercourses should be adequately and appropriately compensated.

- The northern tip of the Site is adjacent to the Grade II Listed Appleford Bridge (List UID: 1111108). There is a high degree of visibility between the Site to the south and the heritage asset. The Site is an important part of the asset's setting and is currently pastoral in character and undeveloped. There is likely to be a considerable visual impact on this agrarian character from the quarrying of the Site. The allocation of the Site would have a negative impact on the setting of the bridge, resulting in a mid-level of less than substantial harm.

- The north-east boundary of the Site also abuts the curtilage boundary of the Grade II Listed Appleford Bridge Cottage (List UID: 1317172). The excavation of the Site would result in a mid-level of less than substantial harm, due to the visual intrusion of the quarrying works on the bridge's setting.

- Mitigation in the form of landscaping or screens of vegetation is unlikely to significantly reduce the visual impact on both the bridge and cottage. The mid-level of harm resulting from the visual impact could not be effectively mitigated.

- The structural impact of heavy vehicle use on the Grade II Listed Appleford bridge would need to be assessed by a heritage structural engineer in order

for the impact of its use in conjunction with the Site to be understood. At present, the impact is unknown. Once a structural survey report has been submitted it would then be possible to assess the level of harm to the bridge resulting from the scheme. Should any impacts be found to result from the bridge's use by HGVs in conjunction with the Site activity, mitigation in the form of the prohibition of use of the bridge by HGVs would reduce any direct physical impacts on the bridge.

- The impact on other nearby heritage assets would be limited to environmental impacts of dust, noise and traffic and would be low.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence.
- In the northern area of the Site a circular enclosure is interpreted as being of prehistoric date and possibly a ritual monument.
- A series of linear features may represent possibly prehistoric or later land division along the river valley.
- A Scheduled Monument lies within 1km of the Site.
- Palaeolithic archaeological remains and Pleistocene faunal remains have been recovered from river gravels within the vicinity of the Site.
- 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 predominantly within FRZ1, although 43% of the Site is within FRZ3 and FRZ2.
- The implementation of sediment and erosion control measures, e.g., silt fences, sediment basins, and vegetative cover, to prevent soil erosion and sedimentation in water bodies will help reduce the risk of flooding by maintaining proper stormwater management and preventing sediment build-up in waterways.
- 1 Public Right of Way crosses the Site. 1 Public Right of Way is 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 the Public Right of Way crossing the Site.
- The Site has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A watercourse (River Blackwater) is within the Site boundary and is 20m west and 30m north east, another watercourse is 5m south west, a watercourse is 80m south and an

additional watercourse is 90m south. 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 and underground electricity lines within the Site boundary. The Site is within 100m of a high pressure gas mains (Cadent Gas). Further investigation and consultation would be needed to determine appropriate mitigation measures to avoid impact on the gas main to make the Site acceptable which may include diversion and/or protection.

- Two residential buildings are outside the Site boundary less than or equal to 20m from the Site. One residential building is more than 50m but less than or equal to 250m from the Site, Given the proximity of sensitive receptors, high levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. high level noise screening and extensive dust suppression measures.

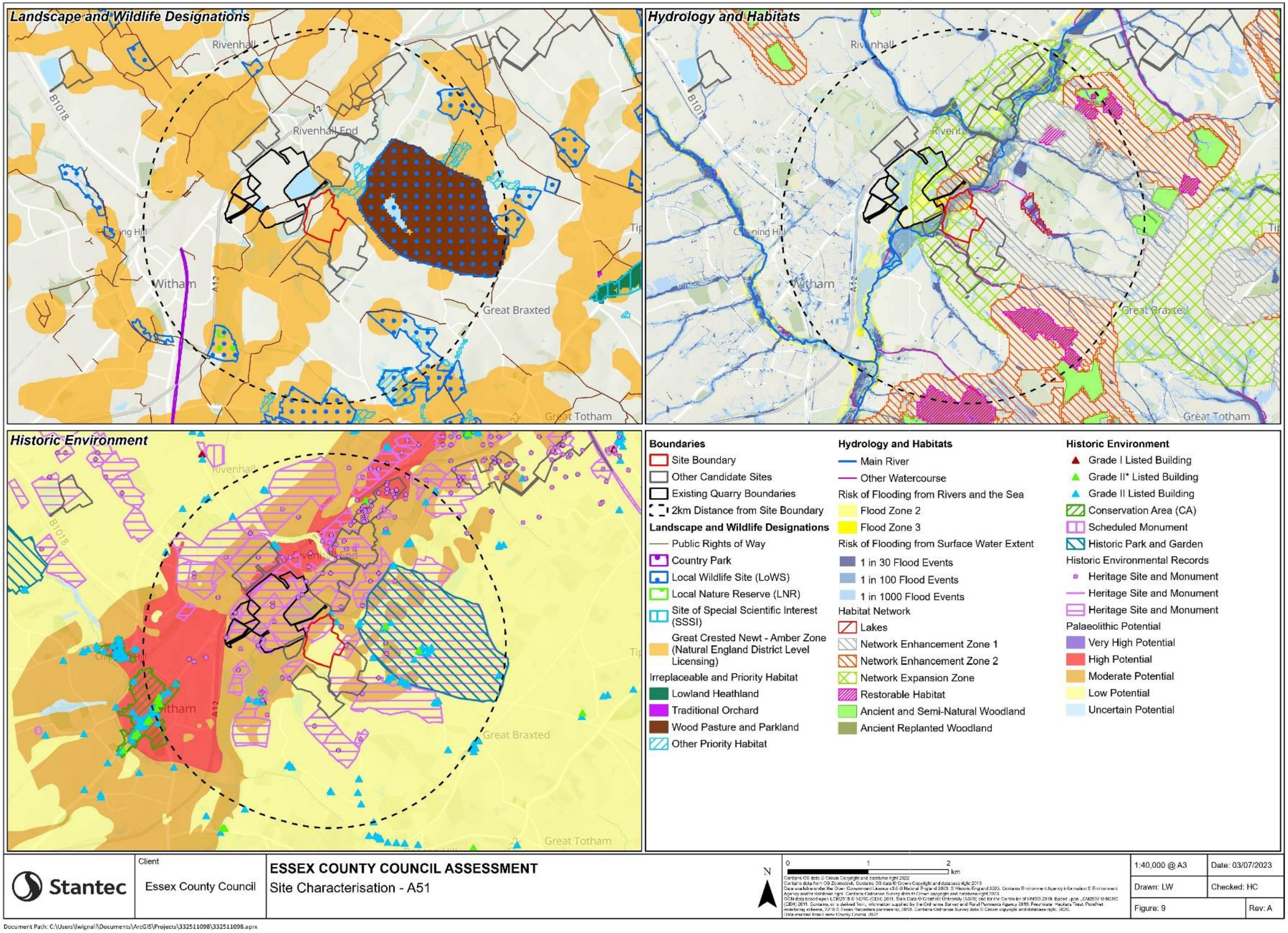


Figure 3.9: A51 - Colemans Farm - North extension (Hill Broad Farm)

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 as at April 2024 shown in RED Updates as at October 2024 shown in Green

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	01246 431 863

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.brice@briceaggregates.co.uk

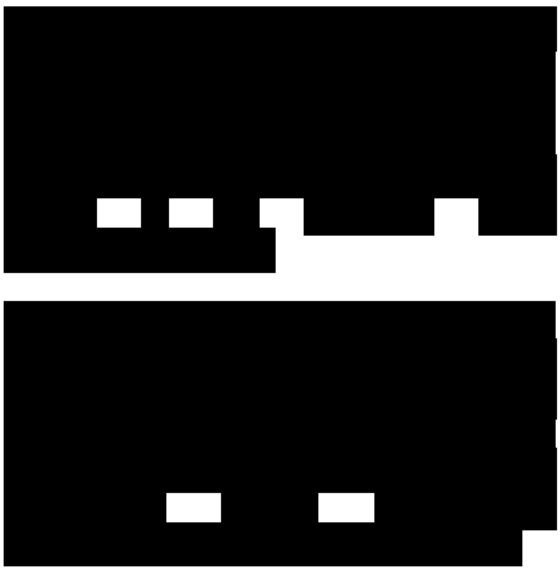
Site Plan:

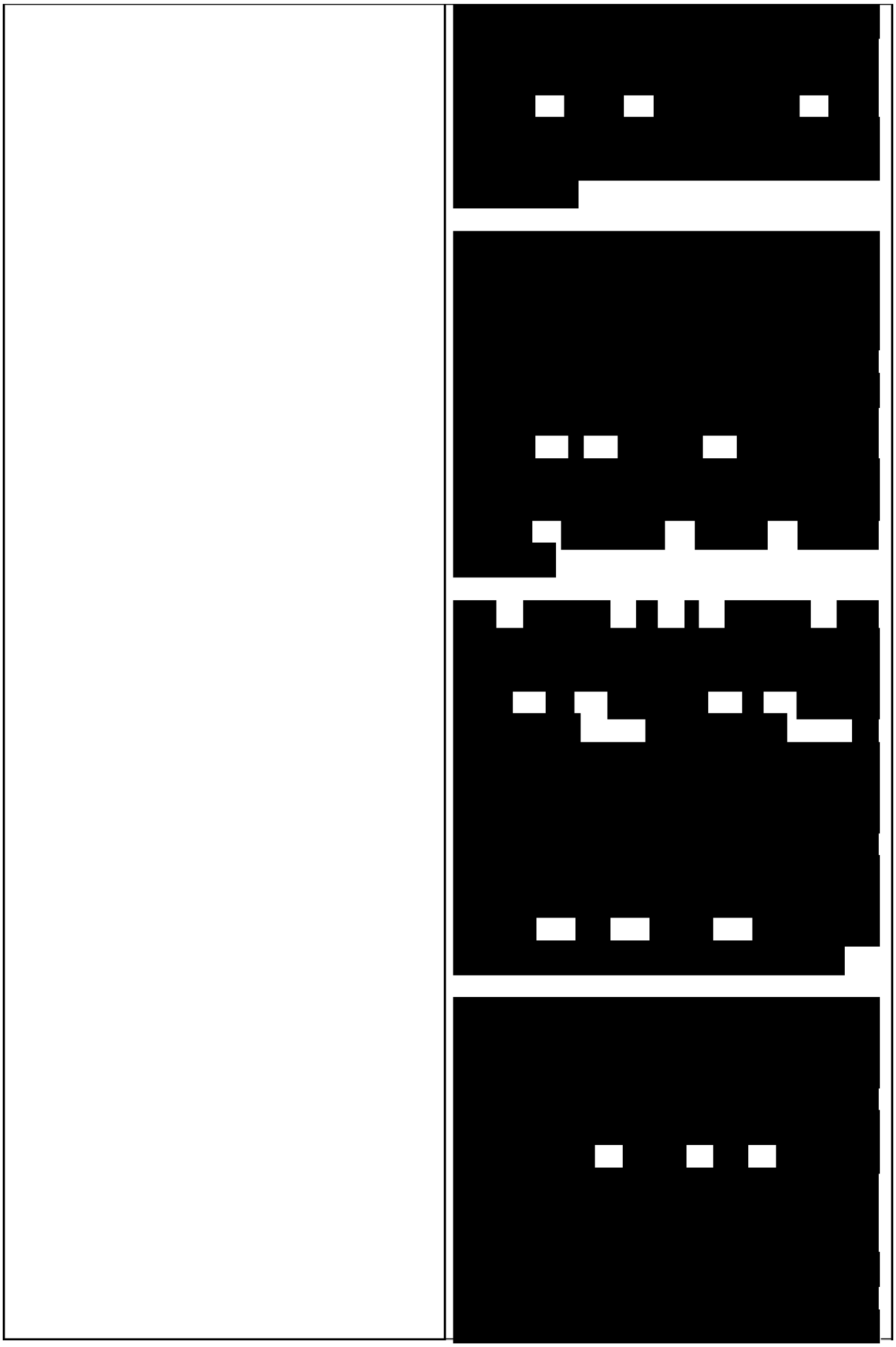
Please provide, by way of an Appendix to this pro-forma, an OS based Site Plan, at a minimum scale of 1:5,000, identifying the:

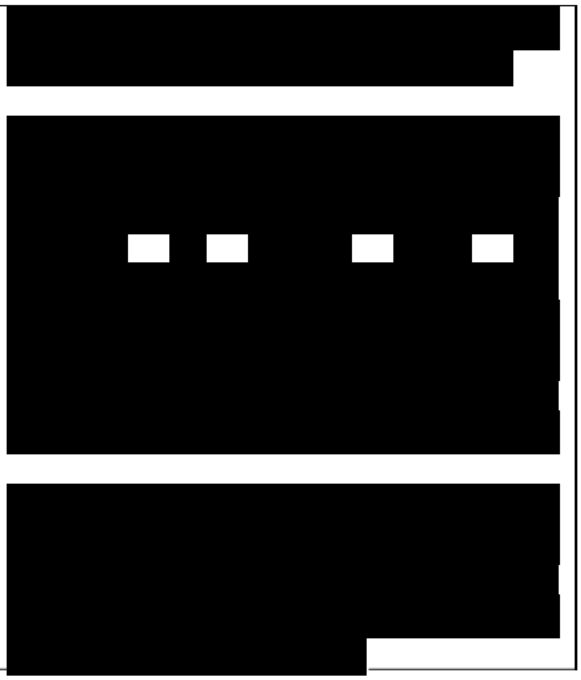
- Extent of land under landowner/ operator control (blue line boundary);
- Site boundary including vehicular access and connection to highway network (red line boundary);
- Proposed extraction area;
- Location of proposed/ existing processing plant (if applicable);
- Location of any proposed/ existing 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)	**A51**
Site Name:	Colemans Farm Quarry – Hill Broad Farm Extension - Small
Site Address	Colemans Farm Quarry Little Braxted Lane Witham Essex
Postcode	CM8 3EX
District and Parish(s)	Braintree & Maldon, Great Braxted, Little Braxted, Rivenhall
OS Map Reference (6 figures)	TL 842 154
Total Site Area (hectares)	17.71 ha increasing to 19.88 hectares for conveyor and haul route, and again up to 50.67 ha with inclusion of retained plant and ancillary facilities on current site as delineated by dashed red line on Plan C45/8/5001B
Extraction Area (hectares)	12.88 ha
Current Land-use	Agricultural Land
Would this be a new mineral site or extension to existing mineral site	☐ New Site ☒ Extension to existing
Is there confirmed mineral operator interest in working the site? Please evidence.	☒ Yes ☐ No
Is the site currently vacant?	☒ Yes ☐ No

	☒ Agricultural Use ☐ Other (please describe)
Are there permits or licences that apply to the use of this land and may impact on the deliverability of the site? (Please include reference numbers).	☐ Yes, please describe ☒ 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).	☒ Yes, please describe ☐ No Land within the proposed allocation, was partly subject to a Higher-Level Stewardship Scheme which expired in December 2022. It is expected that any future Environmental Stewardship Scheme will contain necessary provisions to permit the working of this site.
Any other known commercial or deliverability issues, such as planning permissions, known ownership, legal or time related constraints that might prohibit or delay development? (Please provide details, if applicable)	☐ Yes, please describe ☒ 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.	☒ Yes, please describe ☐ No 



Nature of Development:

Description of proposals and working methodology	It is considered that the proposed allocation is a logical extension to the existing operations at Colemans Farm Quarry. It is proposed that the sand and gravel won from the allocation area will be transported to a plant site, (either the current plant site or the potential plant site as shown on Plan C45/8/5001B) using a field conveyor complete with a bailey bridge over where it will be washed, graded and stocked prior to export off site. It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water pumped initially into on site freshwater lagoons, or a direct discharge off site using a sump consistent with the consented regime at Colemans Farm Quarry. 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. As raised material would need to be transported over the River Blackwater into the existing Colemans Quarry complex. The proposed limit of extraction is defined on the plans attached. The proposed extraction area has been defined using the following stand offs: - • 100m to nearby residential development; • 20m to the Elm Spring woodland to the west of the proposed allocation, and the same to other areas of Priority Woodland Habitat on the site perimeter; • 40m to the River Blackwater; and • 10m to remaining perimeters (including the adjacent commercial activities). Plan C45/8/5003B shows four phases of working each with around [redacted] tonnes of sand and gravel. Each phase would be worked over a period of eight months, with an overall extraction period of approximately three years. This period would be reduced to approximately eighteen months at an output of 400,000 tonnes per annum. In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpath 246-1. A potential diversion route is illustrated on Plan C45/8/5003B. The proposed route is considered to be no less accommodating than the existing route. **A12** In light of the proposed A12 improvement works it may be necessary for BAL to relocate certain elements of the infrastructure of Colemans Farm Quarry, including the processing plant which is currently sited on land which lies within the footprint of the proposed A12 works.

	Should the A12 improvement works proceed and it be necessary to relocate the processing plant, it is anticipated that this would be onto an alternative location within the redline boundary of the current site (refer to Plan C45/8/6001B) subject to the necessary planning consents. Should the A12 works not proceed and the processing plant remain in situ at Colemans Quarry, then as-dug material from the proposed allocation could be transported to the existing processing plant using either HGVs and / or ADTs (via a bridge) or a field conveyor over the River Blackwater. In any event, as raised sand and gravel won from the proposed allocation will need to be transported over the River Blackwater and thereon into the infrastructure of the Colemans Farm Quarry complex which will exist at the time. No new access or HGV routing onto the road network is expected to be necessary. Should the processing plant be relocated, this will be solely as a result of the A12 works and in the first instance to support the working of remaining reserves at the existing Colemans Farm Quarry site. As such there is scope for the total site area as shown on submitted plans to change as a result of decisions made on the A12 project.
Would any additional mineral infrastructure be required e.g. processing plant?	☒ Yes, please describe It will be necessary to establish a field conveyor network or ADT/HGV compatible bailey bridge to enable the transport of as raised sand and gravel over the River Blackwater to the plant, and a supporting network of haul roads to enable the import of inert materials to facilitate the restoration of the proposed allocation. Both of these facilities would need to cross the River Blackwater via a suitably designed means.

	The plant and other ancillary facilities would be already established in support of the currently approved activities on site. ☐ No

Nature of Sand and Gravel Deposit:

Geological information/ formation/ nature of mineral:	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. The drilling evidence suggests multiple terraces in the proposed allocation, as opposed to the current site where a single terrace is mainly present. 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. 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. Mineral deposit thickness in the allocation area ranged between [redacted] metres and [redacted] metres, averaging just over [redacted] metres, although evidence suggests that there is a significant channel of deeper mineral through the proposed allocation. Plan C45/8/5003 illustrates the locations of the boreholes and available mineral depths. Initial appraisal of grading data indicates that the quality of the sands and gravels is generally consistent, even comparing the upper and lower gravels that may represent different deposits.

	Generally, across the proposed allocation, the sand and gravel is clean and coarse, comprised on average of [redacted]
Estimated yield after processing (in million tonnes) This figure must be evidence based, including borehole logs, to substantiate the estimated yield).	[redacted] Mt – refer to Plan C45/8/5003A for summary of site investigation logs, the relevant logs are appended to this submission. (Please provide to 2 decimal places)
Overburden: Thickness ratio, either averaged across site or as separate figures if varied across site.	Up to 1.4m of overburden with a typical overburden:mineral ratio of [redacted].
Estimated potential annual output after processing (production rate, Mtpa) of mineral, if known, assuming no restrictions.	0.23 Mtpa, potentially increasing to 0.40Mtpa if sufficient additional reserves are allocated as part of this MLP process. Should sufficient extension allocations be secured as part of this process, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output that would support the apportionment rate identified in the emerging Essex MLP, in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets. (Please provide to 2 decimal places)
Estimated lifespan of extraction activities, assuming no restrictions.	3.0 years for extraction only, decreasing to 1.6 years at 0.40Mtpa output.

Timescales for Working

When would the site be anticipated to come forward as a planning application following adoption of the MLP Review	It is anticipated that a planning application could be worked up for submission at or around the middle of the intended plan period, in support of the sustained productive capacity of the wider quarrying complex. Should this site be allocated as part of the MLP review, and in conjunction with other extensions to Colemans Quarry being

	promoted, it would support the MPA's stated objective of achieving a 7 year permitted landbank at the end of the plan period.
Please indicate which of the following statements apply:	☒ a) Site could be worked at any time during the Plan period ☒ b) Site would be worked in sequence with another existing/ proposed site (please describe) It is proposed that upon grant of consent, mineral extraction within the proposed allocation would follow on from the consented extraction activities at Colemans Farm Quarry. The reserves in Colemans Quarry are currently expected to be exhausted in 2028 at current rates of extraction. Should the development of all / part of the proposed allocation for employment use (as per the Maldon Local Plan) progress, then the operator would be able to bring the appropriate parts of the proposed allocation into production for prior extraction sooner than indicated above in order to support any scheme for commercial development and prevent the sterilisation of mineral reserves consistent with national and local policy. ~~☐ c) Site would not be commenced until _____, due to _____.~~
When would you envisage that the site would be likely to commence extractive operations?	The intention is to commence mineral extraction during the latter years of the plan period in sequence within other sites being promoted by BAL as part of this process.

Access and Transportation:

Means of exportation of mineral (If a combination please state which methods would be used)	☒ Road ☐ Rail ☐ Water ☐ Combination - and .
Proximity and route to main route network	0.2 kilometres
Any envisaged improvements required to	It is proposed that the allocation would be accessed via the access arrangements for the

quarry access arrangements.	existing workings at Colemans Farm Quarry, with some means of crossing over the River Blackwater (refer to Plan C45/8/5001B). Should the A12 improvement works have been constructed, and the Colemans Quarry processing plant relocated by the time this proposed allocation becomes operational, HGVs could utilise the newly formed access provisions supporting the relocated plant site which would be provided by National Highways a part of the A12 improvement works. ~~By way of evidence as to technical feasibility of this access, an outline design has been provided as part of a Transport Assessment that accompanies application ref ESS/43/32/BTE. This work confirms that the existing farm and commercial access can be suitable upgraded to safely accommodate the rates of HGV activity to and from the site.~~ ~~At the indicative location shown on Plan C45/8/5001A, HGVs would egress onto the realigned Braxted Road, bridging the new A12 and bypassing Rivenhall End to meet the "old" A12 south of Rivenhall End at the proposed roundabout for local access onto the newly formed A12 Junction 22. An extract of the National Highways indicative maps is appended to this submission to illustrate this arrangement.~~ ~~Should the A12 improvement works be in progress but not be fully constructed by the time this proposed allocation becomes operational (though the processing plant having been relocated as described above), then HGVs bearing processed aggregates could access the trunk road network either through the existing internal haul road network of Colemans Quarry onto the existing Little Braxted Lane access (in the process utilising the existing secondary access to enter Colemans Quarry) and / or via the Rivenhall End westbound slip road onto the A12. Such routing could also be required in support of the importation of inert materials to achieve a satisfactory restoration landform.~~

	Should the A12 works not be constructed or under construction at the time this proposed extension becomes operational, the existing operational and approved HGV access arrangements for Colemans Farm Quarry would be utilised in line with HGV activity under the current planning consent for the site.
Number of daily vehicle movements, under standard operational hours, assuming no other restrictions	In order to support both mineral extraction and materials importation activities within the proposed extension, operate the proposed allocation with HGV activity to 330 movements (165 in and 165 out per day). Consistent with the current site, these rates of activity include for HGV activity associated with aggregates production; ready mixed concrete activity; aggregates recycling; and the import of inert restoration materials. 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.
Likely market area for mineral	Central, Western and Southern Essex markets along the A12, A130, A414 & A120 corridors.

Restoration and After-use:

Proposed method and form of restoration inc whether low-level, partial or full infilling	A key focus of the proposed working scheme will be to restore the landform to its near original topographical levels (mainly in areas of agricultural reinstatement) as soon as possible. In this regard, it is proposed to import inert restoration materials (excavation waste comprising clays and soils arising from construction and building developments) at a rate of 150,000 tonnes per annum to achieve a beneficial restoration landform. It is envisaged that where possible, importation will be on a backhaul basis using the company's own tipper truck fleet or reputable hauliers known to the Applicant Company sourcing material from known sources. It is anticipated that up to [redacted] m^3 or [redacted] tonnes of inert materials may need to

	be imported to facilitate the restoration of the landform. The exact figure would be dependant on the types of habitat that will be established as part of the restoration scheme. The content in this regard would be considered in more detail as part of the preparation of a planning application. Road-going HGVs would import the materials into the allocation area via a haul road installed and maintained parallel to the indicative field conveyor alignment 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. Where any restoration is required to support the landowners commercial objectives, there may be a need for BAL to facilitate this potential use. Discussions with the landowner are ongoing in this regard. 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. In the event that the county's waste management needs for inert arisings over the Minerals Local Plan period do not warrant the use of the void space for inert materials management, a partial low level scheme of restoration could potentially be pursued using on site materials, and more water based nature conservations habitats as an sustainable alternative.
Where infilling is proposed, is it necessary to achieve beneficial restoration, and why?	☒ Yes (please explain) The proposed importation of inert materials will have two significant benefits. Initially it will enable the BAL to restore and reinstate the agricultural landform that is currently in place across the site. The importation of materials will also supplement on site resources to enable BAL to create a range of nature conservation

	habitats consistent with local and national policy. 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 uses promoted by the landowners as part of the emerging Maldon Local Plan come to fruition, then the same need for infilling is generated. The groundwater lies approximately 2m below existing surface levels making a low level arable restoration unachievable, whilst the only available alternative - the creation of large bodies of open water – would create a landscape incongruous with the pre-extraction setting and of limited ecological value, whilst leading to the loss or arable land containing best and most versatile soils.
Proposed after-use(s)	It is proposed that land within the proposed allocation will be restored primarily to agriculture (refer to Plan C45/8/5004A) 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. 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. Further clarity in this regard would be provided as the Maldon Local Plan evolves with the Essex MLP review.
Where the site will require importation of waste for restoration: please approximately quantify the tonnage (Mt) and type of	[redacted] – Inert waste 0Mt – Residual Non-Hazardous waste 0Mt – Other waste please specify- ☐ Not Applicable

waste envisaged (as applicable).	
Would development contribute to the creation of any of the following Priority Habitats? * Please approximately quantify hectares (ha) for each (as applicable).	2.18 ha – Coastal and Floodplain Grazing Marsh 0 ha– Lowland Heathland & Lowland Dry Acid Grassland 2.94 ha – Lowland Meadows 0 ha – Open Mosaic Habitats on Previously Developed Land 0 ha – Reedbeds 0.86 Willow Plantation ☐ Not Applicable Any further information: The restoration of the proposed allocation as per the concept illustrated on Plan C45/8/5004A, 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. The submitted plan provides content for the main allocation area only at this time, as the field conveyor/haul road corridor and plant site locations on site are not fixed at this moment in time.
How will it be ensured that the development would comply with mandatory biodiversity net-gain requirements?	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. It is also recognised that there is the potential to provide biodiversity enhancement before and during the proposed extraction. With reference to Plan C45/8/5003B, there are potential areas that even at this early stage lend themselves to potential enhancement mainly in the 40m stand off from the River Blackwater in the form of wet grassland habitat and plantation willow. These areas could provide circa 1.1 hectare of Priority Habitat creation during the working of

	the proposed allocation, that could be supplemented by a further 6.2 hectares of Priority Habitats upon completion of site restoration, this not including the woodland or woodland edge habitat.
The emerging MLP Review requires that mineral restoration schemes shall reflect strategies across 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)	With reference to the Building with Nature Standards Framework 2.0 document, it is proposed that the restoration scheme could make significant contributions to the following standards:- • 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 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.

* 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.

Impact	**Proposed Mitigation**
Soils and Agricultural Land Value	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. Consistent with the existing operations at

	Colemans Farm Quarry any operations within the proposed allocation would benefit from comprehensive measures to safeguard the condition and integrity of the soil resource.
Ecology	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. 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. There are no designated areas of international or national significance on or in proximity to the proposed allocation. There are no designated areas of local significance on the proposed allocation, however it is acknowledged that the proposed allocation is situated in proximity to the Braxted Park Local Wildlife Site. There is an area of woodland west of the proposed allocation area that has been designated as Priority Woodland Habitat. The proposed extent of mineral extraction is therefore designed to leave this habitat in situ with the provision of a minimum of a 20 metre standoff to ensure the long term integrity of the woodland (refer to Plan C45/8/5003B). As part of any planning application, it may be necessary to reconsider this standoff when considering potential interaction effects associated with water management on site and specifically the practice of dewatering. 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.

	It is also recognised that there is the potential to provide biodiversity enhancement before and during the proposed extraction. With reference to Plan C45/8/5003B. The proposed field conveyor/haul route will be designed to avoid any Priority Habitats wherever possible. there are potential areas that even at this early stage lend themselves to potential enhancement mainly in the 40m stand off from the River Blackwater – targeted for wet grassland habitat. 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
Landscape and Visual Amenity	In respect of **Landscape and Visual Amenity**, in common with the existing site it is anticipated that whilst there will be varying degrees of impact, none are of such magnitude to warrant refusal. 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 Braxted Park Registered Park and Garden, along with other heritage assets in the area. The landscape value and setting around the Registered Park and Garden has already been impacted by the establishment of the commodity centre to the east of the proposed allocation. However, it should be noted that there are no landscape designations of any significance on or immediately adjacent to the proposed allocation. The proposed haul road/field conveyor corridor is located in an area of land that has less visual prominence relative to receptors in Little Braxted and Great Braxted. Nonetheless it is recognised

	that the design of this feature will need careful consideration to minimise the scope of impact. With reference to plan C45/8/5001A it is notable that the proposed allocation is within an area characterised by areas of woodland planting. Such areas serve to break up and filter views into the proposed allocation site when considering views from Braxted Road. In view of the nature and scale of the proposals and the environmental (in particular visual) context of the site, BAL has engaged specialist advice to identify options for advance planting. Plan C45/8/6001B includes for the following: - • broadleaf woodland shelter belt planting along the northern site perimeter to provide improvement to setting of nearby heritage assets; • establishment of willow plantation and other wetlands habitats along the River Blackwater; • management and enhancement of existing woodland and hedgerows, in particular around Appleford Bridge Cottages. Notwithstanding, it may be necessary for BAL to further consider areas of advanced planting to strengthen the perimeter around the site relative to the receptors around Braxted Park, the users of Braxted Park Road and residential premises situated to the north east of the proposed allocation site. Should the site be allocated under this MLP review, it is expected that suitable advance planting may need to be undertaken in advance of seeking planning consent to allow the screening benefit to become suitably developed. As part of the allocation process BAL have submitted a masterplan for this and other allocations around Colemans Farm Quarry, that illustrates how the proposed allocations can be restored sympathetically with existing environs on and around the site(s). Consistent with existing practices at the consented Colemans Farm Quarry 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. 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. The scope for cumulative effect associated with the existing quarry is considered to be minimal as the proposed allocation would only be worked after the cessation of mineral extraction activity in the current site. It is recognised that there may be a short period of overlap where the final phases of restoration in the current site is taking place whilst operations in the proposed allocation are initially established and progressed in a phased manner. This period is likely to be less than three years and as the final phases of restoration in current site are set back from Braxted Park Road the significance of any effect is likely to be negligible.
Archaeology	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 land forms to the east of the River Blackwater further evidencing activity over time. It is also noticeable that there are HER entries in the vicinity of the proposed allocation, comprising cropmarks. 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.

	In the event that such work is completed and the evaluation work proves acceptable levels of impact, it is proposed to continue to implement a mitigation strategy in order that any archaeological deposits that could possibly be affected by the mineral extraction (both in the current site and the proposed extension) are preserved by record in accordance with local and central government guidance.
Cultural Heritage	In respect of **Cultural Heritage** there are Listed Buildings (including Appleford Bridge and Appleford Bridge Cottage) and other designated heritage assets in the wider locality including the Registered Parks and Garden at Braxted Park. It is considered that setting around the Registered Park and Garden has already been impacted by the establishment of the commodity centre to the east of the proposed allocation. The changes in development areas and provision of landscaping areas that have been outline on the submitted plans, which have the potential to reduce the scope for impact. 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 (including the field conveyor/haul road corridor back to the existing site). 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.
Hydrology and Flood Risk	In respect of **Hydrology and Flood Risk**, independent assessments undertaken by specialists for the current site indicates that with appropriate mitigation 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. It is recognised that any application will need to be supported by a Hydrological Impact Assessment considering the scope for impact on all surface and groundwater features on and in

	proximity to the proposed allocation. Such an assessment would need to consider the potential effects associated with dewatering as well as the effects associated with the proposed import of inert restoration materials. As the workings in the proposed allocation will be designed and operated in broadly the same hydrological setting with the same operational practice as the current site, it is likely that similar conclusions will be drawn relative to any assessments within the proposed allocation. 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 through planning conditions and management plans such as a CEMP. It is recognised and understood that the bailey bridge (and the field conveyor itself) over the river will need to be appropriately designed in view of the floodplain setting of this part of the site, and will need to benefit from a Flood Risk Activity Permit from the EA, both of which are considered to be routine matters and readily achievable. The majority of the proposed allocation is situated in Flood Zone 1, however there are elements of the proposed allocation in the north that are located within Flood Zones 2 and 3. Whilst it is recognised that sand and gravel extraction is compatible as a land use within these zones (being water compatible), the design of the extraction area in this part of the proposed allocation will need to benefit from flood risk modelling and potentially a mitigation package to ensure that there is no increase in flood risk to properties off site. 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 and from flooding from the nearby Colemans reservoir. The potential for groundwater flooding is considered to be low consistent with the context on the current site. It is therefore apparent that any application would need to be supported by a comprehensive Flood Risk Assessment to consider the scope for impact relative to each of these potential sources.
Transport	With regard to **Transport**, independent assessment for the current site has concluded that the operation of the site with the rates of HGV activity confirmed above will have no material impact on the safety or operation of the adjacent highway network. The proposed allocation will benefit from using the access arrangements of the Colemans Farm Quarry complex in place at the time, whilst any necessary HGVs would access the extension via a Bailey bridge over the river Blackwater. The need for this is expected to be minimal with the likely extraction strategy being to use a field conveyor system to transport as-dug material from the proposed allocation to the processing plant of Colemans Farm Quarry. ~~Whilst the proposed A12 improvements would provide for a suitable route onto the newly constructed Junction 22, in the event that the A12 improvements are underway but not completed, suitable access onto the trunk road network can be achieved from a relocated processing plant site by a combination of Braxted Road leading to either the southbound Rivenhall End slip road and / or the internal haul road network of Colemans Quarry and the existing site access onto Little Braxted Lane. An extract of the National Highways indicative maps is appended to illustrate the interaction between the BAL site and the emerging A12 scheme~~ In the event that the A12 improvements do not proceed, the access arrangements currently in place at Colemans Farm Quarry for HGVs to egress onto Little Braxted Lane would be utilised.

	In the event that an allocation is secured and BAL secure a satisfactory planning consent, it is recognised such access will need to be operated with strict controls on HGV routing to ensure that activity on smaller highways assets in proximity to the site are avoided. ~~As Braxted Road is located on the secondary road hierarchy it is understood that there are no constraints in a capacity context to intensifying the use of this existing access to support HGV activity from a mineral working. It is recognised that a planning application would need to benefit from a Transport Assessment that would provide further evidence into highways capacity and safety to consider the suitability of this proposal. Such an assessment would also include an Access Appraisal consistent with the commentary provided above which in itself would be supported by Road Safety Audits undertaken by non-associated third parties.~~
Noise	In respect of **Noise**, comprehensive assessments undertaken in support of the existing operations confirm that the calculated site noise levels for routine, and temporary operations at the proposed allocation (including proposed importation of inert materials with the attendant increase in HGV activity) comply with the existing site noise limits at all the assessment locations. The proposed allocation is situated in the same context in so much that traffic activity on the A12 is the dominant noise source, although there will likely also be inputs from the commercial activities adjacent to the proposed allocation. Although there are residential receptors to the north of the proposed allocation, the proposed extraction area promoted as part of this promotion benefits from appropriate stand off of over 100 metres that is proven acceptable by previous phases of decision making at the current site. 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. The proposed haul road/field conveyor corridor is relatively remote from residential receptors, and this is not anticipated to significantly impact on the acoustic environment around the site. Since the proposed operations are likely to conform to the advice set out in the Noise Planning Practice Guidance when considering both routine and temporary operations, it is concluded that the proposed allocation could be worked to limits within the existing planning conditions while keeping noise emissions to within environmentally acceptable limits. Similar to the current site a noise monitoring scheme would be provided and can be implemented through suitably worded planning conditions as required.
Air Quality	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 will continue to be undertaken in order to manage and minimise these risks. The establishment and use of a field conveyor system has the potential to significantly reduce impacts associated with the transport of as raised materials to and from the allocation.
Cumulative and Interaction effects	The scope for cumulative and interaction effects has been examined with the findings that where effects could be generated, they are of limited significance and of temporary duration. The scope for cumulative effect associated with the existing quarry is considered to be minimal as the proposed allocation would only be worked after the cessation of mineral extraction activity

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

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

The proposals relate to a modest extension to an existing quarry. The proposed allocation is crossed by a public right of way, so there is the possibility that the restoration of the wider site could result in certain recreational improvements such as the creation of permissive rights of way to connect to the definitive network. However, this would need a co-ordinated approach with the landowner.

Other information

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

- Location Plan Ref C45/8/5001B
- Site Plan Ref C45/8/5002B
- Concept Working Plan Ref C45/8/5003B
- Concept Restoration Ref C45/8/5004A
- Relevant borehole logs.
- Extract of National highways maps for the A12 works, illustrating proposed works around the existing workings at Colemans Farm Quarry.

- 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 60 personnel directly at its' Witham site. In addition, the site also provides capacity for inert waste management and aggregate recycling, which the company would seek to maintain whilst the site remains operational (including any land allocated under the MLP).

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

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

Should sufficient extension allocations be secured, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output of up to 400,000 tonnes per annum in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets.

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

A12 Boreham to A120 Widening Scheme – Interaction

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

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

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

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

In summary, Brice Aggregates has been proactively and collaboratively engaged in discussions with National Highways regarding the continuity of Colemans Quarry, and expects no disruption to operations or the ability to maintain supply throughout the construction of the A12 scheme. Indeed, it is well placed to help meet the supply needs of this nationally significant infrastructure project which the allocation of further reserves would help to support. Where there are conflicts in land use between the boundary of this allocation and the eventual boundaries of the A12 scheme, an eventual planning application would be suitably designed to avoid this.

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

For more information or assistance, please email: mandwpolicy@essex.gov.uk

Or telephone the team on 03330 136 822

Declaration

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: …23/03/2022
update as at 24 October 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 **Postcode**		**Address** **Postcode**	
Contact Name		**Contact Name**	
Telephone		**Telephone**	
Email		**Email**	

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

Appendix 3

Cultural Heritage Appraisal prepared by HCUK dated April 2024

Heritage Advice Note

Land at Hill Broad Farm, Braxted, Essex

Introduction

1. This desk-based Heritage Advice Note has been prepared by HCUK Group following request by Brice Aggregates Ltd (BAL) to provide advice regarding the potential heritage constraints posed by designated heritage assets adjacent to a proposed quarry extension site. The site is located on land at Hill Broad Farm, Braxted, southeast of the existing quarry site. The site location is indicated below on Figure 1.

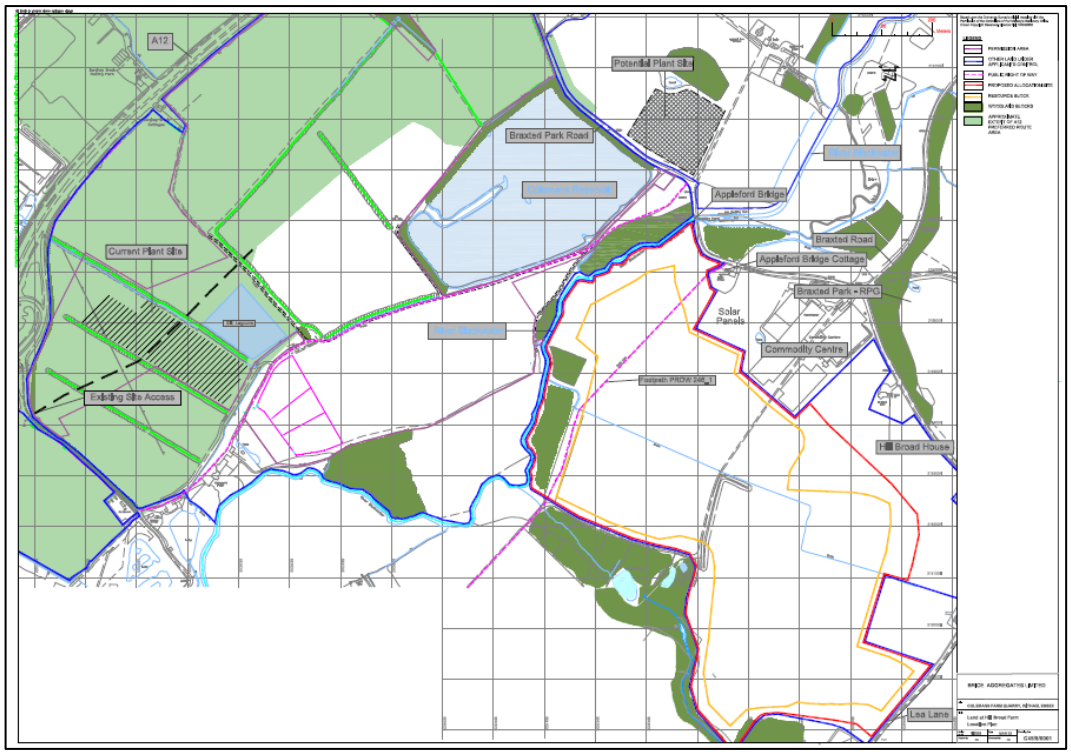


Figure 1: Site location

2. The proposed extension site (Sites A49 and A51 in the emerging Essex MLP site selection exercise) is bounded by the River Blackwater to the west, Appleford Bridge, and part of Braxted Road and agricultural land to the north, to the east by open fields and Lea Lane, and to the south by Lea Lane Wood and Elm Springs.

3. There are a number of designated heritage assets are located in the wider vicinity of the proposed extension site. These assets comprise:

- Appleford Bridge Grade II Listed (List UID: 1111108)
- Appleford Bridge Cottage, Grade II listed (List UID: 1317172)
- Witham Lodge and entrance gates, Grade II listed (List UID: 1337342)
- Wall enclosing Braxted Park, Grade II listed (List UID: 1111073)
- Braxted Park, Registered Park and Garden Grade II* (List UID: 1000455)
- 1 and 2 School House, Grade II listed (List UID: 1400105)
- Barn/granary 60 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1111109)
- Barn 70 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1165765)
- Great Braxted Hall, Grade II Listed (List UID: 1337318)
- Little Braxted Mill, Grade II Listed (List UID: 1308828)
- Kitchen/Dovecote north of Little Braxted Hall, Grade II* listed (List UID: 1146757)
- Summer House at Little Braxted Hall, Grade II listed (List Entry UID: 1146764)
- Garden Wall of Little Braxted Hall, Grade II Listed (List UID: 1111065).
- Little Braxted Hall and Railings, Grade II Listed (List UID63).
- Church of St Nicholas, Grade I Listed (List UID: 1111066).
- Monument in St Nicholas Churchyard, Grade II Listed (List UID: 1146792)

4. The assessment undertaken as part of the Essex MLP[1] identifies the following assets as being potentially susceptible to impact by the allocation of the site for extraction:

- Appleford Bridge Grade II Listed (List UID: 1111108)
- Appleford Bridge Cottage, Grade II listed (List UID: 1317172)
- Witham Lodge and entrance gates, Grade II listed (List UID: 1337342)
- Wall enclosing Braxted Park, Grade II listed (List UID: 1111073)
- Braxted Park, Registered Park and Garden Grade II* (List UID: 1000455)
- 1 and 2 School House, Grade II listed (List UID: 1400105)
- Barn/granary 60 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1111109)
- Barn 70 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1165765)
- Great Braxted Hall, Grade II Listed (List UID: 1337318)
- Little Braxted Mill, Grade II Listed (List UID: 1308828)
- Kitchen/Dovecote north of Little Braxted Hall, Grade II* listed (List UID: 1146757)
- Summer House at Little Braxted Hall, Grade II listed (List Entry UID: 1146764)
- Garden Wall of Little Braxted Hall, Grade II Listed (List UID: 1111065).
- Little Braxted Hall and Railings, Grade II Listed (List UID63).

5. The assessment concludes that there may be some visual impact on the group of Listed buildings at Little Braxted, including the Grade I listed Church of St Nicholas but that this would be negligible, although there may be some low-level

[1] Review of Essex Minerals Local Plan 2014, Assessment of Candidate Sand and Gravel Sites, Appendix D, Historic Buildings Detailed RAG Assessment Methodology and Results

environmental impacts (dust, noise, etc.). It is understood that suitable controls can be produced by BAL to minimise any potential environmental impacts in this regard, and this group of assets is not therefore considered further within this Advice Note but should be revisited as part of a full Heritage Impact Assessment.

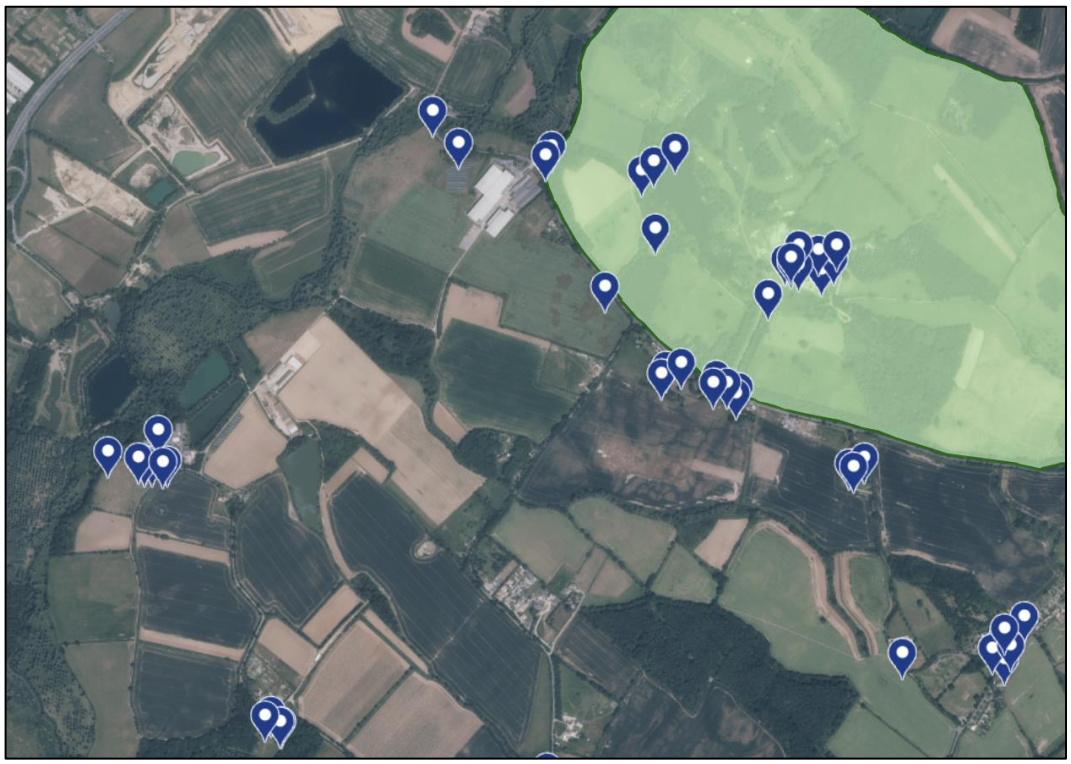


Figure 2: Location of designated heritage assets around the Hill Broad Farm site

Relevant Policy

6. The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.[2]

[2] Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

7. Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.

8. For the purposes of this statement, preservation equates to an absence of harm.[3] Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.[4]

9. The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

10. The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

> *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

11. Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

12. The NPPF requires the impact on the significance of a designated heritage asset[5] to be considered in terms of either "substantial harm" or "less than substantial

[3] South Lakeland v SSE [1992] 2 AC 141.
[4] Conservation Principles, 2008, paragraph 84.
[5] The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

harm" as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.[6] The Scale of Harm is tabulated below.

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

13. Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.[7] Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

[6] Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).
[7] The balancing exercise was the subject of discussion in City and Country Bramshill v CCSLG and others [2021] EWCA, Civ 320.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

14. Paragraphs 205 and 206 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

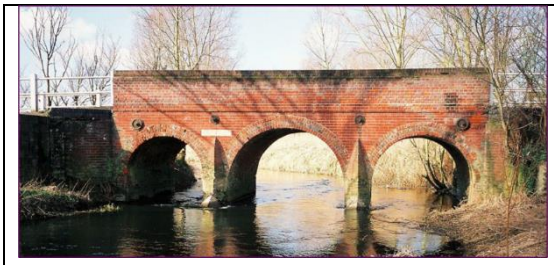
15. One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

Heritage Assets and Constraints

16. The assessment undertaken as part of the Essex MLP[8] identifies the designated heritage assets tabulated below as being potentially susceptible to impact by the allocation of the site for extraction. A high level appraisal of each asset is provided in the table and considers the potential effects of the proposed extension, however it should be noted that this is a desk-based appraisal only.

Asset	**Appraisal of potential effects**
Appleford Bridge Grade II Listed (List UID: 1111108)	Appleford Bridge dates to 1767 and is likely to be an 'estate bridge' with historic links to Braxted Park (Grade II* Registered Park and Garden) and Braxted Park House (Grade II* listed).

[8] Review of Essex Minerals Local Plan 2014, Assessment of Candidate Sand and Gravel Sites, Appendix D, Historic Buildings Detailed RAG Assessment Methodology and Results

	The bridge is located immediately adjacent to the site boundary. While the significance of the bridge stems principally from its architectural and historic interests, the setting of the bridge also contributes positively to its appreciation and understanding. The proposals would pose both a visual and more broadly experiential (noise, dust, activity levels) change within the assets' setting. As all HGV activity to and from the proposed allocation would make use of a temporary crossing within the site itself no direct impact is posed through the increase in HGV traffic. The proposals have the potential to cause a low level of less than substantial harm to the bridge through the changes posed within its setting.
Appleford Bridge Cottage, Grade II listed (List UID: 1317172) 	Appleford Bridge Cottage is a timber-framed dwelling located c. 60m from the site boundary. The significance of the cottage stems primarily from its architectural interest as a 17th – 18th century timber-framed dwelling (albeit with 20th century alterations and extension). The setting of the cottage is currently characterised by its roadside location and its densely wooded immediate and broader

	agrarian surrounds. The wooded surroundings of the cottage would be strengthened by additional planting as part of the landscaping associated with the proposals. In addition to any visual changes within the setting, the proposals may also pose broader experiential changes through the introduction of noise, dust, activity levels within the assets' setting. The proposals therefore have the potential to pose a low-medium level of less than substantial harm to the significance of the asset through effects within its immediate setting, and it is recommended that mitigation in the form of landscaping/ buffer is developed in order to reduce the change to character of its surroundings.
Witham Lodge and entrance gates, Grade II listed (List UID: 1337342)	The assessment undertaken as part of the Essex MLP notes that there is a greater degree of separation between the Site and the Grade II listed Witham Lodge and entrance gates, and it is evident that the asset is also separated by intervening industrial buildings. Mapping and aerial imagery indicates that the proposed extension is unlikely to be visible within the setting of the heritage asset,

	however, whilst this does not preclude there being some additional experiential effects caused by noise, dust, vehicle movements, (etc.) the intervening industrial units which separate the asset from the site means that any such effect would be minimal. The proposals are considered to pose a negligible – low level of less than substantial harm (if any) to the significance of this asset.
Assets at Braxted RPG: Wall enclosing Braxted Park, Grade II listed (List UID: 1111073) Braxted Park, Registered Park and Garden Grade II* (List UID: 1000455) Barn/granary 60 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1111109) Barn 70 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1165765) Great Braxted Hall, Grade II Listed (List UID: 1337318) Little Braxted Mill, Grade II Listed (List UID: 1308828)	The Site is located in close proximity to Braxted RPG and the designated heritage assets within it. While the majority of the assets within the parkland are concealed from public view and are unlikely to be directly intervisible with the Site, the Site would be visible within the setting of the Grade II listed wall of Braxted Park, particularly when travelling along Braxted Road. The proposals are not considered likely to cause more than a low level of less than substantial harm to the significance of the Registered Park and Garden itself, however, levels of visibility and the effects within the settings of the listed buildings within the RPG would require further assessment in accordance with GPA3, and potentially visualisations/

Kitchen/Dovecote north of Little Braxted Hall, Grade II* listed (List UID: 1146757) Summer House at Little Braxted Hall, Grade II listed (List Entry UID: 1146764) Garden Wall of Little Braxted Hall, Grade II Listed (List UID: 1111065). Little Braxted Hall and Railings, Grade II Listed (List UID63).	CGIs in order to illustrate the level(s) of change posed, if any. Depending upon the above, the visual effects may potentially be minimised through additional planting and the management of the hedgerow along the eastern perimeter of the site.
1 and 2 School House, Grade II listed (List UID: 1400105)	Mapping and aerial imagery indicates that there is potentially a high degree of visibility between this heritage asset and the Site. 1 and 2 School House are a former National School dating to 1843-4, and converted into two dwellings in the late 20th century. The school was built for built for Captain Charles Du Cane, the owner of Great Braxted Park. The Site forms a positive part of the setting of this asset and one which provides a backdrop in views towards 1 and 2 School House from Braxted Road. The proposals would alter the character of the assets setting for the duration of the operational phase, and are likely to pose a low - medium level of less than substantial harm to the significance of the heritage assets.

	The assessment undertaken as part of the Essex MLP notes that screening, landscaping and the positioning of structures and buildings away from the heritage assets could be considered as mitigation measures, however, the efficacy in this approach mitigating visual effects would need to be demonstrated and a GPA3 settings assessment as well as accompanying visualising/ CGI imagery is likely to be necessary. The visual effects may potentially be minimised through additional planting, as indicated on the current working plan.

17. The assessment concludes that there may be some visual impact on the group of Listed buildings at Little Braxted, including the Grade I listed Church of St Nicholas but that this would be negligible, although there may be some low-level environmental impacts (dust, noise, etc.) it is likely this will be negated by the existing intervening industrial units.

Heritage Constraints

18. This desk-based Heritage Advice Note has considered the significance of the assets, the contribution made to that significance by setting, and the potential effects of the proposals. It also takes into consideration the assessment undertaken as part of the Essex MLP[9], which has identified the site as 'Red', which suggests *"The impact is likely to be serious, amounting to substantial harm or the*

[9] Review of Essex Minerals Local Plan 2014, Assessment of Candidate Sand and Gravel Sites, Appendix D, Historic Buildings Detailed RAG Assessment Methodology and Results

HIGHEST or HIGH level of less than substantial harm to the significance of heritage assets, and mitigation to make the Site acceptable would be difficult."

19. While a full GPA3 settings assessment has not yet been undertaken, the stepped methodology of this guidance has been considered in this high level appraisal.

20. It is evident that the proposed site makes a positive contribution to the setting of a number of designated heritage assets. The proposed site has survived as undeveloped agricultural land and therefore still provides an authentic and characteristic backdrop against which the assets are positively experienced and understood. The land comprising the site is also historically linked with Braxted RPG as part of its former land-holding, and therefore also forms part of its associative setting.

21. The agricultural character of the surrounding land would be altered during the operational phase, and there is not sufficient buffer to mitigate the visual effects of the proposals on each of the susceptible assets identified, or to reduce other detrimental effects on setting such as noise and dust.

22. This desk-based appraisal is in agreement with the findings of the Essex MLP assessments that the proposed extension would cause less than substantial harm (ranging from low – medium in level) to the significance of the designated heritage assets in the Sites immediate vicinity through the changes posed within their setting(s). With additional landscaping and buffer zones it may be possible to reduce the level of this harm to a low level of less than substantial harm, noting also that this harm would be for a set duration and would be reversible through the process of restoration. This level of harm would be consistent with an 'amber' scoring if using the RAG assessment methodology adopted by the council.

23. Any forthcoming proposals for this site would engage paragraph 208 of the NPPF, and public benefits would be required in order to potentially outweigh this level of harm.

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Standard Sources

https://maps.nls.uk

https://historicengland.org.uk/listing/the-list

www.heritagegateway.org.uk

http://magic.defra.gov.uk

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3

(Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)

Appendix 4

Landscape and Visual Appraisal prepared by TLP dated April 2024

Site A49: Hill Broad Farm, Great Braxted, Essex

Landscape and Visual Technical Note

for

Brice Aggregates

Site promotion | 5th April 2024

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Contents

Appendices

1 Introduction

Background

1.1 The Landscape Partnership has been commissioned by Brice Aggregates Limited to undertake a high-level landscape and visual appraisal to support the promotion of a proposed mineral site at Hill Broad Farm within the Essex Minerals Local Plan. The site is identified in the Minerals Local Plan (MLP) Call for Sites Assessment as A49 – Hill Broad Farm and would form a southeastward extension to the existing workings at Coleman's Farm Quarry. The extension site is situated south and east of the River Blackwater, whereas the current site is north and west of the river. The extension, if allocated and subsequently granted planning consent approved, would make use of existing processing facilities at Coleman's Farm Quarry, or the relocated facilities should the A12 diversion come to fruition.

1.2 A comprehensive advance planting strategy has been developed for Site A49, to provide both landscape scale mitigation, as well as visual mitigation to residential and cultural heritage receptors in the vicinity.

1.3 A phased and progressive working scheme has been developed in a manner that is sympathetic to the landscape and the wider environmental setting. The proposed extension would be worked in phases over an estimated 12.5 years, commencing in 2028/2029 subject to grant of consent.

1.4 Site A49 lies at the north-western edge of the district of Maldon, in the parish of Great Braxted, in the county of Essex.

1.5 It is proposed to develop a restoration concept to reinstate the current agricultural land use, but potentially at a lower level to minimise importation requirements. It is envisaged that the floodplain would be restored to grazing, with wet grassland created adjacent to the River Blackwater, and woodland fringe habitats adjacent to Elm Springs (a block of wet woodland immediately beyond the site's south-western boundary). New areas of open water, reedbed and wet grassland would deliver further biodiversity net gain whilst providing surface water run off capacity to accommodate the requirements of climate change.

1.6 This report has been commissioned by Brice Aggregates Limited to consider the findings of the Landscape and Visual Sensitivity RAG assessment as applied to Site A49 and detailed in Appendix B of the Site Selection Methodology consultation report issued by Essex County Council.

2 Landscape context and site features

Site context

2.1 In terms of geology the site is found within the Thames Basin. The site is located adjacent to the River Blackwater which is a former tributary of the Thames, but which now flows south-eastwards through the landscape towards the town of Maldon. The land to the south-east of the site rises relatively steeply to the Danbury-Tiptree Ridge, a sandy gravel ridge left by the last Ice Age. The ridge is relatively well-wooded with some small areas of remnant heath.

2.2 The site is found adjacent to the existing Colemans Farm Quarry which is currently recovering the river terrace deposits in this part of the Blackwater Valley. These deposits include sands and gravels which were deposited by the river under periglacial conditions.

2.3 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.

2.4 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.

2.5 The site is found within a rural location (also on the fringes of the town of Witham); however, the rural character is partially affected by the ongoing quarrying activities and the presence of the A12 and mainline railway, which is a source of noise. Past quarrying (not on site) has also left a legacy of restored mineral workings/fishing lakes within the Blackwater Valley, and the town of Witham is evident to the west of the A12. Site A49 is situated on the lower valley side and is visually contained by woodland at Braxted Park, Elm Springs and Lealane Wood, as well as the trees and woodland within the floodplain.

2.6 Braxted Park is located to the north-east of the site. This is a large designed parkland which is listed in the Register of Parks and Gardens of Historic Interest as a Grade II* park. The park originates as a medieval deer park and was later remodelled in the mid-18th and early 19th centuries. Great Braxted Road skirts the southern edge of the park, and the early 19th century wall and perimeter woodland create an unmistakable parkland character which is apparent from the road. The road also climbs relatively steeply onto the Tiptree Ridge.

2.7 The south-eastern edge of the site adjoins a paddock and part of Lea Lane, which is has a rural character. Beyond this there is further farmland on the valleyside.

2.8 The south-western edge of the site adjoins Lea Lane Wood and Elm Springs. The boundary is also partially defined by a small stream. Beyond this there is further farmland.

2.9 The western edge of the site is defined by the River Blackwater, beyond which is the existing quarry. Colemans Reservoir –a restored former mineral working – is located to the north-west of the site, within the floodplain.

2.10 The north-eastern edge of the site is defined by Braxted Road. The road crosses the River Blackwater via Appleford Bridge which is an attractive, Grade II listed structure. Large warehouses at the Commodity Centre are located immediately to the north of the site, and there is also a small solar array which is used to provide power to Commodity House.

The site

2.11 The 1949 OS map shows the site as part of an orchard/fruit farm, and this is confirmed by the 1944-50 aerial photos. Earlier maps, however, (e.g. 1922) show the site simply as farmland (comprising five

fields). Lealane Wood and Elm Springs (labelled as Old Grove) are shown on the first edition OS map (1879). The map also shows a track leading along the edge of Elm Springs and continuing through the site to Lea Lane. Part of this track survives, but the eastern part has disappeared into the landscape. Some of the field boundaries shown on the first edition OS map survive, but others have been lost. The main part of the site is classified in the Essex Historic Landscape Characterisation as *20th century agriculture*. The westernmost part of the site forms part of the floodplain and the land rises gently and evenly across the remainder of the site. The main part of the site consists of arable farmland, with some meadow grassland and cricket-bat willow in the floodplain, close to the western boundary.

Site Features

Geology

2.12 The underlying geology consists of the clays, silts and sands of the London Clay Formation. The superficial geology consists of River Terrace Deposits of sand and gravel which were formed during the quaternary period (2.58 million years ago to present).[1]

Soils

2.13 The soils at the site comprise Freely draining slightly acid loamy soils with low fertility, and slightly acid loamy and clayey soils with impeded drainage.[2]

Landform

2.14 The land within the site falls gently from east to west towards the Blackwater River Valley. The site is located on the side of the valley, just above the flood plain. The landform appears to be natural, but there is a vegetated bank adjacent to the farm track that passes through the site (known as Nero Lane) which is obviously artificial. The land falls fairly evenly from east to west from c.34m AOD adjacent to Lea Lane to c.16m adjacent to the River Blackwater. The westernmost part of the site forms part of the wider floodplain of the river.

Land use

2.15 The site consists essentially of farmland and encompasses four separate fields. The majority of the land is in arable cultivation, but the site boundary also takes in a smaller area of floodplain meadow with woodland copses and other scrubby habitats.

Vegetation

2.16 The south-western edge of the site adjoins deciduous woodland at Elm Springs. The south-eastern edge of the site is marked by a native hedge on Lea Lane which includes some mature oaks. The perimeter with Braxted Road is part framed by hedgerow and established trees, although some of this is gappy in nature. The northern perimeter along the river compromises floodplain meadow with woodland copses and other scrubby habitats together with occasional cricket bat willow a common feature with large plantations in this part of the county.

[1] https://geologyviewer.bgs.ac.uk/?_ga=2.112651975.2108729658.1671807855-1920429962.1671807855
[2] https://www.landis.org.uk/soilscapes/ accessed 22.02.2024

Public rights of way

2.17 The western part of the site is crossed by Footpath 1 in Great Braxted. Whilst this is potentially an attractive route it terminates on a heavily trafficked rural road (Braxted Road), which limits onward travel. To the south and west the route reached Little Braxted and the right of way network beyond.

3 Landscape character

Overview

3.1 Essex generally consists of gently rolling countryside which is bisected by many river valleys. The county is predominantly low-lying and has a long and complex coastline with many estuaries. The north-western half of the county forms part of the gently undulating claylands which extend through much of East Anglia, while the far north-western corner of the county features gently rolling chalk hills which rise to over 140m AOD. The south-eastern part of the county consists of coastal landscapes which include areas of marshland and numerous estuaries.

3.2 Between the claylands and the coastal landscapes there are a series of wooded hills and ridges which include the Brentwood Hills, The Danbury Ridge and the Tiptree Ridge. These hills feature complex underlying geology and soils. The rivers in the county tend to follow the general shape of the landform, rising on the claylands in the north-west and then flowing south-eastwards towards the sea. One of these rivers is the River Blackwater, which forms a continuation of the River Pant. The Blackwater flows east from Bocking through Coggeshall before turning southwards to flow past Kelvedon and Witham towards Maldon, where it empties into the sea.

3.3 Colemans Farm Quarry is found within the Blackwater Valley and the proposed extension site lies on the eastern edge of the valley. The land to the east of the sites rises noticeably up to the Tiptree Ridge which has a high point of around 90m AOD at Beacon Hill. The land to the west of the Blackwater Valley has a gentler landform and a lower elevation and forms part of the claylands.

National Character Areas

3.4 At a national level the site lies at the boundary between the Northern Thames Basin (NCA 111) and the South Suffolk and North Essex Clayland (NCA 86).

Essex Landscape Character Assessment

3.5 In 2003, Essex County Council and Southend-on-Sea Borough Council commissioned Chris Blandford Associates to prepare an assessment of the character of the landscape within the area covered by the Replacement Structure Plan. The study identified 7 generic landscape types and 35 unique landscape character areas (LCAs) - geographical areas with a recognisable pattern of landscape characteristics, both physical and experiential, that combine to create a distinct sense of place.

LCA C6: Blackwater/Brain/Lower Chelmer Valleys

3.6 The site is located in LCA C6: Blackwater/Brain/Lower Chelmer Valleys. The key characteristics of the area are described as follows:

- *Shallow valleys*
- *Predominantly arable farmland with well hedged medium to large fields.*

- *The Brain and the Upper Blackwater Valleys are narrow with undulating valleysides.*
- *The Lower Chelmer, and the Blackwater near Maldon, have wide flat valley floors, and gentle valleysides.*
- *Extensive linear poplar and willow plantations are a distinctive feature.*

3.7 Approximately 50% of all cricket bat willow is grown within Essex, and willow plantations are a feature of the Blackwater Valley. Poplar was also widely planted in the past to support the match-making and basket-making industries, although the tree has less commercial value today, the plantations are still a common in the local landscape.

3.8 The Blackwater, Brain and Lower Chelmer Valleys are described as follows:

> *Medium scale, arable farmland dominates throughout their length, with a predomiantnly strong pattern of hedgerow boundaries with frequent hedgerow trees. Tree cover is high along the banks of the rivers with willow and poplar plantations common as well as pockets of wet alder/willow woodland….*
>
> *The towns of Braintree, Witham and Maldon occupy valleyside locations, but along with the major roads that cross the area have a limited impact on character.*

3.9 It is noted that *"Gravel workings in the 20th Century had localised impacts"* and *"Gravel workings are locally visually prominent."*

3.10 The Essex Landscape Character Assessment assesses each LCA's landscape sensitivity to various types of development, i.e. the degree to which an area can accommodate a particular change without adverse consequences to its character.

3.11 The relevant category for the type of development proposed at the site is 'mineral extraction'. Reference to the schedule shows that the Blackwater/Brain/Lower Chelmer Valleys LCA as a whole has a Moderate Landscape Sensitivity Level to such scale or type of change.

3.12 The key issues in accommodating this type of change are:

- *Integrity of the valley floor*
- *Some visually exposed valleysides/open valley floors*
- *Tranquil character in parts*

LCA D4: Tiptree Ridge

3.13 The site is also found in close proximity to LCA D4: Tiptree Ridge. This character area relates to the rising ground to the south-east of the site. The key characteristics of the area are described as follows:

- *Elevated, broad ridge.*
- *Strongly wooded western ridgeside.*
- *Small - medium scale field pattern.*
- *Enclosed character provided by many tall, thick hedgerows and woodland.*
- *Framed views over the Blackwater Valley and the Blackwater coastal farmlands.*

3.14 The landscape in the vicinity of the site features some notable blocks of woodland interspersed with farmland. Framed views over the Blackwater Valley are available from certain points in the vicinity of Great Braxted and West Hall Wood as well as from Lea Lane. All the characteristics described above can be found in the vicinity of the site, and the area has a relatively strong sense of place. The area is underlain by glacio-fluvial sands and gravels and London clay and features former heathlands and wood pastures together with small to medium-scale fields.

3.15 The area would not be directly affected by the proposed mineral extraction, but the character of the area could be indirectly affected on a temporary basis as a result of changes to views. Framed views over the Blackwater Valley are a noted feature of the area and contribute to its character. These views, however, tend to sail over Site A49 – which is located within the valley. The site is potentially visible in views from Lea Lane which is situated lower down on the valley side.

Maldon Landscape Character Assessment

3.16 In October 2005 Braintree District Council, Brentwood Borough Council, Chelmsford Borough Council, Maldon District Council and Uttlesford District Council jointly commissioned Chris Blandford Associates to undertake Landscape Character Assessments of their respective areas. The aim of the study was to provide a comprehensive borough/district-wide assessment of landscape character in order to inform land use planning and land management decisions. The Landscape Character Assessments were to be specifically used as a technical evidence base to inform the Local Development Frameworks that were, at time, being prepared by the respective local planning authorities. The Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments were published in September 2006.

3.17 The Landscape Character Assessments identified eight separate Landscape Character Types within the study area. Landscape Character Types are generic and have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field systems. The eight Landscape Character Types were broken down into seventy Landscape Character Areas (LCAs) that reflected distinctive variations in local character based on visual analysis of how different combinations of physical features and perceptual qualities such as scale, pattern, tranquillity, cultural associations, etc. create areas of distinctive landscape character.

3.18 The site lies within LCA A9 - Blackwater River Valley. The key characteristics of this area are described as follows:

- Shallow valley.
- The valley sides slope gently up from the valley floor.
- Predominantly arable farmland on the valley slopes.
- The Lower Blackwater near the confluence with the River Chelmer has gently valley slopes.
- Overall strong sense of place and tranquillity away from the settlements of Braintree, Witham and Maldon and the A120, A12 and the railway line.

3.19 The valley floor features a mixture of arable and pastoral uses. Extensive linear poplar and willow plantations *"are a distinctive feature, especially along the river banks."*

3.20 It is noted that views are "open and occasionally panoramic in the lower reaches of the river valley where they are unconstrained by hedgerow trees" and that there are "Views along the valley corridor". However, such openness is less evident in the vicinity of the site, where views are frequently limited by tree cover.

3.21 Sensitivities to change cited include:

- *Distinctive linear poplar and willow plantations along the river banks that are sensitive to changes in land management.*
- *A visually sensitive skyline for the valley slopes, with the potential for new development to be visible within several views to and from adjacent LCAs, and also within views across and along the valley.*
- *The sense of historic integrity, resulting from enclosed meadows within the valley bottom, historic settlements and a dispersed settlement pattern.*
- *Several important wildlife habitats within the area which are sensitive to changes in land management.*

3.22 The suggested Landscape Planning Guidelines are as follows:

- *Manage the traffic flows along the minor roads especially those not suitable for HGVs and lorries due to narrow bridges.*
- *Ensure that new built development is in keeping landscape character.*
- *Conserve and enhance the landscape setting of settlements.*
- *Enhance the screening of the A12 and the railway lin*e.

3.23 Suggested Land Management Guidelines (which might inform the restoration proposals for the site) include:

- Conser*ve and enhance the existing hedgerow pattern, and strengthen through planting where appropriate to local landscape character.*
- *Conserve and manage the ecological structure of hedges and ditches within the character area.*

Landscape character in the vicinity of the site

3.24 This section of the Blackwater Valley features narrow historic bridges at Appleford Bridge and Little Braxted as well as a watermill at Little Braxted. The existing quarry at Colemans Farm has and will result in some permanent changes to the valley. The western part of the Colemans Farm site will be restored to agricultural land, but the rest of the site will feature new lakes, reedbeds and grassland.

3.25 The valley floor is relatively undisturbed although the A12 and the nearby mainline railway has quite a strong influence, particularly in terms of noise. This effect could be increased with the planned upgrades to the A12. The town of Witham is apparent on the far side of the A12.

Effects on character

3.26 The proposed extension site at Hill Broad Farm lies on the lower valley slopes on the eastern side of the Blackwater. The valley sides within this character area tend to feature farmland as well as some

settlement, and the extension site consists of agricultural land. As noted above, the rural qualities of the valley are somewhat compromised locally by the A12 and the nearby railway, and there is little sense of tranquillity. Although the site is located on the valleyside, it has a simple landform and is not visually exposed, being largely contained by trees and woodland.

3.27 Site A49 has a relatively low sensitivity to the proposed mineral extraction which could be accommodated without compromising the tranquil character of the valley (which no longer exists) or the open valley floor (which it does not affect). The proposal would by its nature affect the farmed character of the valley slopes during the working phase, and the quarry would potentially be perceptible from beyond the site boundary from certain points. Similar effects, however, would be expected with any mineral site and the farmed character would be restored, meaning that the effect on the landscape would be temporary. The extension site would make use of a plant area within Colemans Farm Quarry, and the site is also well-located in relation to the A12, which prevents any effects on rural roads. The proposed extension site would not include any taller elements such as plant or stockpiles, and this would minimise its prominence within the landscape. The extension site would be largely screened by the trees within the valley floor and at Elm Springs, and the effects on the landscape beyond the site boundary would be minimal.

4 Visual context

Visual envelope

4.1 The proposed extension site is found on the lower slopes of the Blackwater Valley. Although the land within the site rises gently to around 40m AOD the site is nonetheless fairly well contained with few opportunities for mid- or long-distance views. Close proximity views are to some extent available from the adjacent roads - Braxted Road, Braxted Park Road and Lea Lane – although the roadside hedges filter views into the site. Braxted Park Road marks the outer boundary of Braxted Park, which is situated to the north-east of the site. The boundary of the park is marked by a substantial wall and there is also a woodland belt which extends around the perimeter of the park. This woodland belt prevents any views from the north-east. The land rises to the small village of Great Braxted and there are some longer-distance views from the higher ground over the Blackwater Valley to the countryside beyond. These views tend to sail over the site (which is located within the valley), but there is some potential limited visibility. The various woods in the area including Elm Springs, Lea Lane Wood and West Hall Wood form visual barriers, and the complex topography also helps to screen the site. Views from the south and south-east from Little Braxted Lane for example are screened by intervening trees and woodland. The floodplain of the River Blackwater features woodland including willow and poplar plantations, as well as the woodland around Coleman's Reservoir. These existing trees filter views into the site from the west, from the A12, and also from the higher ground beyond. Views from the north are similarly restricted by existing trees within the Blackwater Valley.

4.2 The potential effects on specific views are considered in more detail in Table 6.1.

5 Landscape-related designations

5.1 The site is not covered by any national or local landscape-related designations.

National Landscapes

5.2 There are no National Landscapes (formerly known as Areas of Outstanding Natural Beauty) in the vicinity of the site.

Ancient Woodland

5.3 There is no Ancient Woodland within the site. There are, however, a number of Ancient Woodlands within the surrounding landscape:

- Kelvedon Hall Wood, Ancient & Semi-Natural Woodland and Ancient Replanted Woodland, located c.1.6km to the north-east of the site.
- New Wood, 13.6ha Ancient & Semi-Natural Woodland, located 2.5km to the east of the site.
- Howbridges Wood, 2.8ha Ancient Replanted Woodland, located 2.3km to the east of the site.
- Tiptree Wood, 8.0ha and 5.8ha Ancient & Semi-Natural Woodland, located c.1.7km to the east of the site.
- West Hall Wood and Round Wood, 19.2ha Ancient Replanted Woodland, located c.520m to the south of the site.
- Criers Wood and Strowling Wood, 17.1ha Ancient & Semi-Natural Woodland, located c.1.4km to the south-east of the site.
- Mountains Grove, 12.5ha Ancient & Semi-Natural Woodland, located 2.15ha to the south-east of the site.
- Chantry Wood, 42.7ha Ancient Replanted Woodland, located c.1.5km to the south of the site.
- Mope Wood, 14ha Ancient & Semi-Natural Woodland, located c.2.0km to the south of the site.
- Sparkey Wood, 16.5ha Ancient & Semi-Natural Woodland, located c.2.4km to the south-west of the site.

Registered Parks and Gardens

5.4 Braxted Park is a Grade II* Registered Park and Garden. The park originates as a medieval deer park. A new house was built within the park in 1682. The avenue leading south from the house dates from the 17th century. The park was greatly enlarged in the 1820s and enclosed by a 7.2km long park wall, punctuated by six lodge buildings at various points. Part of the park was opened as a golf course around 1970.

5.5 The park extends to 202ha and has as rural setting. The park is entirely enclosed by a park wall (listed Grade II). The southern boundary is formed by Braxted Park Road and the western boundary by Kelvedon Road, while to the east and north is farmland. The gently undulating ground within the park falls slightly to the south-west and west towards the River Blackwater which flows c.200m beyond the western boundary wall.

5.6 The park is located around 110m from the site.

Listed Buildings

5.7 The surrounding landscape contains a large number of listed buildings. Many of the listed buildings in the vicinity relate to Braxted Park. This group includes Braxted Park House, All Saints Church, and a Cave/Icehouse situated at the north-western end of the lake (all Grade II*). Besides this there are a number of Grade II listed buildings within the park and on Braxted Park Road. The Wall enclosing Braxted Park is grade II listed as are the lodges. This includes Witham Lodge and Entrance Gates, which is located on Braxted Park Road. Great Braxted Hall is located outside of Braxted Park and is of 17th/18th century or earlier origin. The barns at Great Braxted Hall are also listed.

5.8 Another smaller group of listed buildings can be found at Little Braxted. These include the Church of St Nicholas (Grade I) which contains remarkable C19 paintings by the Rev. E. Geldart, Little Braxted Hall (Grade II listed), a Kitchen/Dovecote, approximately 100 metres north of Little Braxted Hall (Grade II*), Little Braxted Mill and Mill House including attached Mill Bridge (Grade II), and some further grade II listed structures. The mill dates from the 18th century but has a medieval core.

5.9 Further grade II listed buildings can be found within Great Braxted, at Sextons Farm, at Brook Cottage and Little Fields on Lea Lane, and at St Nicholas Cottage, Hale's Farm and Sewells Farm on Witham Road. A large group of listed buildings is found on Newland Street, Witham and another group is found at Chipping Hill, which include the Grade I listed Church of St Nicholas. There are three listed buildings within Rivenhall End, and Hoo Hall, Rivenhall is similarly listed.

5.10 The listed buildings which are closest the site are:

- Witham Lodge and entrance gates, located around 290m from the site and separated by intervening development at Commodity House.
- Wall enclosing Braxted Park, located around 110m from the site.
- 1 and 2 School House, located around 90m from the site.
- Appleford Bridge Cottage, located around 25m from the site and separated by garden vegetation.
- Appleford Bridge, adjacent to the site. Appleford Bridge is a road bridge crossing the River Blackwater which dates from 1767.

Conservation Areas

5.11 The Witham town centre conservation area was first designated in 1968 and a supporting *Conservation area appraisal and review* was published in 2007. The conservation area is "*an important example of a medieval planned settlement relocated to the London to Colchester Road (Newland Street) from its original focus on Chipping Hill. Some of the medieval half-acre plot boundaries from this time can still be recognised*" and "*the medieval marketplace is a recognisable feature of the streetscape where Newland Street broadens*." The conservation area also includes Chipping Hill, which is a detached area. The conservation area is located c.1.6km to the west of the site.

Scheduled Monuments

5.12 A number of Scheduled Monuments can be found within the surrounding landscape:

- Neolithic long mortuary enclosure at Appleford Farm, Rivenhall End, located c.900m to the north of the site, and north of the River Blackwater.

- Roman villa, Anglo-Saxon hall, cemetery and church site, around and to the north and east of St Mary and All Saints Church, Rivenhall. Located c.2.5km to the north-west of the site.
- Blunts Hall Ringwork. From documentary evidence the ringwork is considered to have been constructed in 1141 as a baronial castle, but was abandoned shortly afterwards during the reign of Henry II. Located 3.5km to the west of the site.

Sites of Special Scientific Interest (SSSI)

5.13 Tiptree Heath is the largest are of lowland heath in Essex and is the only place in the county where all three native heather species can be found growing together. The site extends to 24ha and there is a large car park at the entrance to the reserve. The common was first recorded in 1401, when it would have been possible to walk on heathland from Colchester to Maldon. Tiptree Heath is all that remains of the former heathlands. Tiptree Heath is located c.2.8km to the east of the site.

Local Nature Reserves

5.14 Whet Mead Local Nature Reserve is an area of meadow, young woodland and open woodland on the southern side of the A12 by-pass. The site covers around 10ha. The site was previously used for waste disposal but was returned to Braintree District Council in 1976 as an open space. The Witham and Countryside Society proposed that it should be a nature reserve and in 1981, it was formally designated as a Local Nature Reserve, with its official opening in 1991. Whet Mead LNR is located c.1.6km to the south-west of the site.

5.15 Shut Heath Wood Nature Reserve is located just below the crest of the Tiptree Ridge and extends to 23ha. The site is managed by Essex Wildlife Trust and is open to the public. The woodland includes a wide variety of tree species, ground flora and invertebrates. The wood is managed by the Essex Wildlife Trust. Shut Heath Wood is located c.1.3km to the south of the site.

5.16 Braxted Park is also identified as a Local Wildlife Site in the Maldon Local Plan.

Country Parks

5.17 The Blackwater Rail Trail Country Park follows the route of the old Witham to Maldon branch line which closed in 1964. The trail begins at Catholic Bridge on Colchester Road and continues as far as Blue Mills Hill. The Blackwater Rail Trail is covered by the Essex Country Park byelaws. It is described as “a linear wildlife-rich trail comprising a range of habitats.” The walk can be continued to Maldon, but only the section near Witham is classified as a country park. The country park is located c.1.6km to the west of the site.

Open Access Land

5.18 Tiptree Heath forms an area of Registered Common Land which is located c.2.8km to the east of the site. Another small area of Registered Common Land can be found at Shrub Hall Heath which is c.3.2km to the east of the site.

National Cycle Network

5.19 National Cycle Route 16 begins from Great Totham (where it diverges from National Cycle Route 1) and continues along Kelvedon Road, Witham Road and Little Braxted Lane to Witham. The route then continues on through Braintree and Great Dunmow to the village of Birchanger. Route 16 approaches to within c.960m of the site.

5.20 National Cycle Route 1 commences at Dover and follows, broadly, the east coast as far as Tain. In the vicinity of the site the route travels through Great Totham and continues along Tiptree Road to Great Braxted and Tiptree. The route approaches to within c.1.6km of the site.

Protected Lanes

5.21 The Lane west of Braxted Park and Sextons Lane are classified as protected lanes.

Public rights of way

5.22 Footpath 1 Great Braxted crosses the western part of the site.

Green Infrastructure

5.23 Existing Green Infrastructure assets have been identified in the Maldon Local Plan. These include Braxted Park, the fishing lakes at Little Braxted Hall and Braxted Reservoir. There are no existing green infrastructure assets within the site.

6 Summary

6.1 Key landscape and visual receptors in the vicinity of the site are listed in Table 6.1 below, together with broad observations regarding any potential effects the proposed development might have on them, and initial observations on the likely design response and the potential for mitigation to negate or offset any adverse effects. It should be noted that such receptors, effects and mitigation measures have been identified as part of the baseline assessment and without recourse to an appropriate impact assessment or scheme proposals, thus they may not be exhaustive.

Table 6.1: Key landscape and visual receptors

Landscape and visual receptors	Likely effects	Potential mitigation
Site features		
Site features	The physical effects would include the stripping of the soils and the removal of the underlying sand and gravel resource. This would be replaced with inert restoration materials and the site would be restored to agriculture and nature conservation uses. The proposal would conserve the soil resource and would also reinstate the existing agricultural use. The site may be restored at a lower level and this would enable earlier restoration of the site. The existing public right of way would be diverted during the working phase and would remain open throughout. The original alignment would be reinstated in the restoration phase and	Retain and extend areas of cricket-bat willow at lower levels. Provide a range of advance planting with woodland blocks and woodland edge planting to manage views to and from the site. The soils and agricultural use would be reinstated, and the long-term effects on site features would therefore be minimal. Public access could potentially be improved with better connections.

Landscape and visual receptors	Likely effects	Potential mitigation
	there would be no long-term change to public access. Some hedges would be removed during the working phase. The proposed restoration, however, would enhance and extend the range of habitats which are available, and the long-term effect on vegetation would be beneficial. Priority habitats (i.e. deciduous woodland) would be retained and would be protected with suitable offsets to ensure their long-term contribution to the landscape.	
Landscape Character		
Landscape Character: LCA C6: Blackwater/Brain/Lower Chelmer Valley	Whilst there is some precedent for quarrying within the valley quarries do not form a key characteristic of the area. The valley is predominantly agricultural, while plantations of poplar and cricket bat willow create a distinctive character. An operating quarry would not be consistent with the key characteristics of the area, and there would therefore be a temporary adverse effect on character for approximately 12.5 years. The quarry would introduce noise and movement, but this has to be seen within the context of the A12, which already creates considerable disturbance within this part of the valley. All mineral sites are likely to have a large effect on character during the working phase, but the proposed extension could make use of existing processing facilities at Colemans Farm, trucks would be able to access the strategic road network without affecting local roads, and the extension site relates to an area which is already disturbed. This also negates the need for processing equipment to be located within the site. The effects on character therefore could be less than some other alternative sites.	Distinctive cricket-bat willow plantations would be retained and extended. Phasing and progressive restoration would limit the amount of the site subject to disturbance at any one time. Temporary bunds and advanced planting would minimise the perception of the quarry within the landscape. Advanced planting would have several years to establish prior to excavation. Bunds would be removed at the end of the excavation and a more natural landform would be reinstated. The agricultural valley side would be restored and the landscape would also be enriched with appropriate habitats.

Landscape and visual receptors	Likely effects	Potential mitigation
	The site is also contained by the surrounding vegetation, so effects would be limited to a very localised part of the valley.	
Landscape Character: LCA D4: Tiptree Ridge	The extension would be potentially visible from very localised points within this character area. Views from the ridge are part of the character of the area. These views encompass countryside, but also include the industrial estates at Witham and the existing quarry at Colemans Farm. The proposed site is largely screened and the effects on the character of this area would be minimal.	Not required.
Landscape-related designations		
Registered Parks and Gardens Braxted Park	The site is found in close proximity to Braxted Park but would not be visible from within the park due to the enclosing wall and the belts of perimeter woodland. The park has a rural landscape setting and the quarry could therefore be considered to influence this to some extent. This would, however, be a temporary and reversible effect. There would be no physical effect on the Registered Park, nor would there be any change to the experience of those using the park itself. The quarry would potentially be perceptible from outside of the park from Braxted Park Road, and there is some limited potential for intra-visibility.	The land falls away from Braxted Park Road towards the river and it should therefore be possible to screen the workings and moving machinery from the road with dense native hedge planting, which would be more appropriate than bunding. Advanced planting would have several years to establish before excavation commences. Intra-visibility would be limited and does not require further mitigation measures.
Listed Buildings Appleford Bridge Appleford Bridge Cottage Wall enclosing Braxted Park	The proposed quarry would not directly affect any listed building but could potentially influence the landscape setting of nearby listed buildings. The existing landscape setting of these buildings is predominantly rural. The	The excavation would be offset from Appleford Bridge, Appleford Bridge Cottage and 1 and 2 School House and there is space within the site to accommodate mitigation planting. A cricket bat willow plantation would be introduced to separate the site

Landscape and visual receptors	Likely effects	Potential mitigation
1 and 2 School House	quarry could be considered to change the rural qualities of the setting to some extent. This would, however, be a temporary and reversible effect.	from Appleford Bridge and Appleford Bridge Cottage. A temporary bund would further screen the site. With regards to the Wall Enclosing Braxted Park and 1 and 2 School House, native woodland planting would be used to screen the site.
Public rights of way Public Footpath Great Braxted 1	The public footpath would be temporarily diverted during the working phase around the edge of the excavation. The diverted route would follow the course of the river. The excavation would have a 10m offset from the public right of way. The path would be reinstated on its original alignment in the restoration phase.	The diversion route provides a close connection to the river which would create an attractive route. This could potentially become a permissive path, in addition to the public footpath on its original alignment. A grassed bund would be installed to screen the excavation. This bund would be removed in the restoration phase. The existing path has limited utility as there is no safe connection to Rivenhall End. Consideration should be given to providing a connection through the site to Bridleway 29 Rivenhall to create a circular walk. Opportunities to provide some parking should be considered.
Views from public viewpoints		

Views from Bridleway 29 Rivenhall (View 1)	Bridleway 29 Rivenhall lies within the river floodplain. This point on the path offers open views into the site, which is seen beyond a line of young trees. Warehouses at Commodity House are prominent and the site is seen in front and behind of the buildings. The view is contained by woodland beyond the site boundary. The proposed extension and bailey bridge/conveyor over the River Blackwater would be visible from the route during the working phase (12.5 years).	The actual excavation area would be set back from the site boundary by c.45m and would be partially screened by grass bunds. A native hedge would also be planted in front of the bund. Phased restoration would reduce the extent and duration of the effects. The rural character would be reinstated in the restoration phase. The restored views however are likely to encompass more diverse habitats which would add considerably to their interest.
Views from Braxted Road (View 2)	Views around Appleford Bridge have a distinctive character. The site consists of two fields on the far side of the river which are enclosed by woodland at Elm Springs. The site contributes to the rural character of the view. Summer time views into the site would be more restricted.	A cricket bat willow plantation would be established within the site to screen views of the excavation. This would reinforce the character of the valley, with such plantations being a common feature local to the bridge.
Views from Lea Lane (View 3)	Lea Lane offers some views across the Blackwater valley, but these are less extensive than the views from higher ground. The lane is enclosed by hedges and views from moving vehicles would be fleeting. The excavation would be situated in the field beyond the existing hedge.	The mitigation would focus on reinforcing the hedged character of the lane to screen the excavation whilst also improving the ecological connectivity of the hedgerow. Hedged lanes are appropriate to the local character.
View from Tiptree Road (View 4)	Specific point on road offering panoramic view westwards. The site is located in the mid-distance at the foot of the slope. The roofs of Commodity House are visible, and Colemans Reservoir and the River Blackwater can be perceived amongst the trees. Lea Lane Cottage can also be seen. The site lies in front of Colemans Reservoir and occupies a small portion	Effect would be minimal. No mitigation required.

	of the view. Views into the site are filtered by an existing hedgerow. Views of the quarry would be limited, but some glimpsed views of the excavation and machinery are likely during winter months.	
Views from Footpath 1 Great Braxted (View 5)	The existing public footpath which crosses the site clearly offers views of the site. The extent of the view is limited by the surrounding woodland. The proposal would cause a complete change to views during the working phase (12.5 years).	A temporary bund would be installed to screen the excavation. The farmland would be restored on completion, and the view would regain its rural character.
View from Little Braxted Lane (View 6)	View from a specific point on Little Braxted Lane. Views generally prevented by intervening vegetation. The foreground of the view is dominated by the entrance to the existing quarry and by lorries coming to and fro. The features of the existing quarry are somewhat visible behind a line of alders. The view looks across the river floodplain and lacks topographical interest. The roofs of Commodity House are visible through the trees. Great Braxted Hall and The Old School House can be seen in the distance, with woodland at Braxted Park behind. Woodland at Elm Springs is also visible. Views into the extension site are heavily filtered by trees within the river valley. Glimpses of the excavation and of machinery would be possible in winter months, but summer views would be completely screened.	No mitigation required.
View from Footpath 69 Rivenhall and Rivenhall Oaks Golf Course (View 7)	View from a specific point on the path. Representative of general views from the golf course. The roofs of Commodity House can be seen distantly through the bare winter branches, and Lea Lane Cottage is also perceptible though the trees. The site is largely screened by vegetation even in winter, and would not be visible at all in summer.	Effect would be minimal. No mitigation required.

Views from Witham (View 8)	Railway over-bridge offers a higher angle of view and is somewhat representative of possible views from buildings in Witham. The over-bridge offers views over the foreground industrial estate to the Tiptree Ridge. The Old School House on Braxted Park Road and Lea Lane Cottage are both visible above a factory building. The woodland at Elm Springs is visible above a factory building, but the site is screened by the building.	No mitigation required.
Views from Footpaths 40, 42 and 43 Rivenhall (View 9)	Open views are available from lengths of each of these paths in the vicinity of Hoo Hall. The footpaths offer long-distance views across the Blackwater Valley to the Tiptree Ridge. The roofs of Commodity House are clearly visible on the far side of the valley. The site is located to the right of Commodity House and is seen as a green field. The quarry would be clearly visible from this angle, though views would be more filtered in summer months. The quarry would be seen somewhat distantly and would affect a small part of the view.	Phasing would reduce the extent and duration of the effect.
View from Terling Road (View 10)	Representative of long distance views from higher land to the west of Witham. The road offers long-distance views over Witham to the Tiptree Ridge. The Old School House is visible in the distance beyond Witham, as is Lea Lane Cottage. The site is located on slightly lower ground in front of the Old School House and Lea Lane Cottage. Views into the site are restricted by foreground hedges as well as vegetation within the river valley. Views of the quarry would be very limited, but some glimpsed views of the excavation and machinery are possible.	Effect would be minimal. No mitigation required.

7 Commentary on the MLP review for Site A49

7.1 The following paragraphs provide a commentary on the findings of the Review of Essex Minerals Plan 2014, Assessment of Candidate Sand and Gravel Sites, Appendix B: Landscape and Visual Sensitivity Detailed RAG (Red, Amber, Green) Assessment Methodology and Results.

7.2 The methodology which was used in the MLP review follows the techniques and criteria set out in '*An approach to landscape sensitivity assessment – to inform spatial planning and land management*' (Natural England, 2019). This was then adapted to report sensitivity on a five-point scale (Red, Red-Amber, Amber, Amber-Green, Green). The criteria on which judgements were based are set out clearly in Table 2 of Appendix B of the SSM. The criteria which were adopted are sound and have been used as the basis for the judgements in this report. Commentary is provided where The Landscape Partnership's judgements differ from those made within the MLP review.

Candidate Site Reference A49: Colemans Farm - Hill Broad Farm Full Site

Red-Amber

The Site is very characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located on the edge of the River Blackwater, the western parcel of the Site comprises linear willow and poplar plantation which is a strong local feature of the landscape. The remainder of the Site comprises arable fields separated by established hedgerows, also located on the valley sides. With open views of the river, appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.

7.3 Subsequent to the MLP assessment, the site boundary has been revised to exclude the existing willow plantation, and this feature would be further protected with a buffer. Although the river is present it is not particularly visible within the landscape as it is quite small and contained by banks. The proposal includes a 40m buffer relative to any extraction area to protect the river and its setting.

Elm Springs Priority Habitat (Deciduous Woodland) defines the western site boundary, and Strowling & Crierswood Ancient Woodland is located 0.3km to the south of the Site. The River Blackwater valley is located on the immediate boundary to the west, with strong intervisibility between the Site and the river. Appropriate consideration would be required to mitigate the physical impacts on Elm Springs with a suitable buffer. Mineral extraction within this location would significantly alter the setting of the River Blackwater valley, where a substantial buffer would be required.

7.4 Strowling & Crierswood Ancient Woodland is located 0.5km to the south of the site. Although the river marks the western edge of the site the stream is not always visible within the landscape as it is quite small and contained between banks. It is notable from this extract from the MLP assessment that the presence of the river and the priority habitat do not rule out mineral extraction in principle, but only require suitable buffers, which would be provided.

Three Grade II Listed buildings are located along Braxted Park Road to the east, including Appleford Bridge, Appleford Bridge Cottage and 1 & 2 School House. Grade II listed Braxted Park is also located in very close proximity to the east of the Site. The intimate river setting of*

Appleford Bridge could be significantly altered and therefore appropriate consideration would be required to mitigate the impacts.

7.5 The RAG Assessment correctly identifies the presence of Listed Buildings and a Registered Park and Garden at Braxted Park. These listed buildings noted above share intervisibility with the site and the site forms part of the setting of Appleford Bridge. The text implies that the effects on listed buildings are capable of mitigation, and the Landscape Partnership have developed an outline scheme of advance planting and landscape mitigation that will be to the benefit of views from such receptors.

The eastern parcel of the Site is located in Flood Zone 1 (low probability of flooding); the western parcel is partially located within Flood Zone 3 (high probability of flooding) owed to its location directly adjacent to the River Blackwater.

7.6 Concur.

Access opportunities are available from Nero Road which runs through the centre of the Site, connecting Braxted Park Road to Little Braxted Lane. An appropriate transport and access arrangement and consideration to mitigate the impacts on roads and local amenity would be required.

7.7 It is proposed that the site would be accessed from the existing Colemans Farm Quarry via a temporary bailey bridge over the river. Vehicles would leave the quarry via the existing access on Little Braxted Lane which is very well located in relation to the A12.

Public Right of Way (PRoW) Footpath 1 (Great Braxted) runs through the Site close to the River Blackwater on the north western boundary. Appropriate consideration would be required to mitigate the impacts of the PRoW which may include diversion or visual screening.

7.8 Footpath 1 (Great Braxted) follows a line through the north-western portion of the site. The footpath would be diverted along the site's north-western boundary for the duration of the early phases of the mineral extraction. Users of the diverted route would be screened from the workings by an intermittent earth bund with a native species hedge on the outer edge, between the footpath and the bunds. This hedge would be planted in advance of the commencement of the proposed extraction to maximise its screening properties.

7.9 On completion of the western phases of operation, the footpath would be reinstated on its current alignment. There is the potential that the diverted section of footpath would be retained as a permissive path to provide an alternative route across the site and an opportunity to experience the river corridor.

7.10 Results of the technical RAG assessment:

Located to the east of Witham, the Site is accessed via a private farm road off Braxted Road. The Site is located within Little Braxted village and is topographically lower towards the north west towards the River Blackwater.

The Site comprises approximately 5 fields, an immature tree plantation, the private road Nero Road and a carpark associated with the neighbouring farm buildings. The north eastern boundary is defined by open edges onto arable land with the associated farm yard on the

boundary. The south east boundary is defined largely by hedgerows further south. The south to west boundary abuts a woodland immediately west and River Blackwater north west.

Public Right of Way (PRoW) Footpath 1 (Great Braxted) follows the private farm road and the River Blackwater.

The Site is located in close proximity to previous workings associated with Colemans Quarry. The wider landscape comprises arable fields and a reservoir from previous workings. A north east to south west ridge is located to the east of the Site through Great Braxted, whilst the Site is in the valley of the River Blackwater.

The Site is largely falling within Enclosed Agriculture (Amalgamated Fields) classification, and a majority of the Site is classified as Grade 2 Very Good Quality Agricultural Land (Agricultural Land Classification), with some of the Site classified as Grade 3 Good to Moderate Agricultural Land (Agricultural Land Classification).

A number of listed buildings are located in all directions of the Site. Of particular note are those located along Braxted Park Road and within Braxted Park:

- *Grade II 1 and 2 School House (1400105)*
- *Grade II Appleford Bridge Cottage (1317172)*
- *Grade II Appleford Bridge (1111108)*
- *Grade II* Church Of All Saints (1165777)*

Landscape Character Area – key characteristics present

Blackwater/Brain/Lower Chelmer Valleys (C6)

- Shallow valleys.
- Predominantly arable farmland with well hedged medium to large fields.
- The Brain and the Upper Blackwater Valleys are narrow with undulating valleysides.
- The Lower Chelmer, and the Blackwater near Maldon, have wide flat valley floors, and gentle valleysides.
- Extensive linear poplar and willow plantations are a distinctive feature.

7.11 Key landscape sensitivities and accommodation of change issues for this LCA are noted as:

- Integrity of the valley floor
- Some visually exposed valleysides/open valley floors
- Tranquil character in parts
- Landscape sensitivity value: Medium

Landscape Designations

7.12 It is noted that there are no landscape designations within the site, although it is located in close proximity to Elm Springs Priority Habitat (Deciduous Woodland).

Landscape sensitivity assessment

Criteria	Review of Essex Mineral Local Plan 2014 Assessment of Candidate Sand and Gravel Sites RAG Assessment	The Landscape Partnership Assessment
Landform and landscape features	Medium-High	Medium-Low
Complexity	Medium	Medium-Low
Enclosure by vegetation	Medium	Medium
Historic character	Medium	Medium-Low
Built development	Medium	Medium

Visual sensitivity assessment criteria

Criteria	Review of Essex Mineral Local Plan 2014 Assessment of Candidate Sand and Gravel Sites RAG Assessment	The Landscape Partnership Assessment
Openness to public view	Medium-High	Medium
Openness to private view	Medium-High	Medium
Views towards landmark buildings / natural features	High	Medium-High
Perceptual qualities	Medium	Medium

The concluding paragraphs of the assessment for Site A49 in the Appendix B report note:

> *The Site is located directly adjacent to the River Blackwater, where the Site boundary line extends to the river edge. The Site partially comprises the linear willow and poplar plantation that runs along the river edge, which is a strong characteristic feature of the landscape character, this significantly increases landscape sensitivity. The combination with these natural features being located within the Site boundary, the overall sensitivity of the Site is increased.*

Public right of way Footpath 1 (Great Braxted) runs through the Site towards the west providing open views of the Site and of the River Blackwater valley, increasing the sensitivity to public views and views towards natural features.

Towards the east, the Site comprises arable fields separated by hedgerows; however, it is located almost adjacent to Grade II listed Braxted Park and directly adjacent Elm Springs Priority Habitat (Deciduous Woodland), increasing the sensitivity to historic character and landscape features.*

For these reasons, Site A49 has been assessed as having Medium-High sensitivity to mineral extraction.

7.13 Whilst the site boundary line extends to the river there would in practice be a 40m buffer to the watercourse relative to any extraction area. The existing willow plantation would be protected with a buffer and is no longer included within the site boundary. Willow planting will instead be extended to complement this characteristic feature of the area, and provide landscape mitigation to selected receptors.

7.14 Footpath 1 (Great Braxted) would be temporarily diverted during the working phase and would be reinstated in the restoration phase. The diversion of such assets is often required for minerals development (including at the existing Colemans Farm Quarry), and does not necasrily need to be viewed as a detracting feature.

7.15 It is acknowledged that Braxted Park is close to the site but consideration should be given to the form of the park and the nature of the effect on this receptor. The park is enclosed by belts of perimeter woodland, as well as a substantial brick wall. This suggests that the park was intended to be enclosed, woodland was purposefully planted to disguise the boundaries, and the landscape beyond therefore was never intended to contribute to the park. These woodlands also mean that there would be no perceptible effect from within the park itself.

7.16 Elm Springs forms a priority habitat, but this would be protected with a 20m buffer. The landform is simple and the site is not considered to be complex.

7.17 For these reasons, The Landscape Partnership considers the site to have **Medium** sensitivity to mineral extraction.

7.18 When considered against the content of Table 2 of Appendix B of the Site Selection Methodology it is the judgment of the Landscape Partnership that Site A49 should in most respects be scored as “Amber”. With the development of the advance planting/landscape mitigation scheme, any potential areas of medium-high sensitivity can be adequately protected as part of the development of the site.

Site A49: Hill Broad Farm, Great Braxted, Essex

Landscape and Visual Technical Note

for

Brice Aggregates Limited

Appendix 01: Figures and photographs

April 2024

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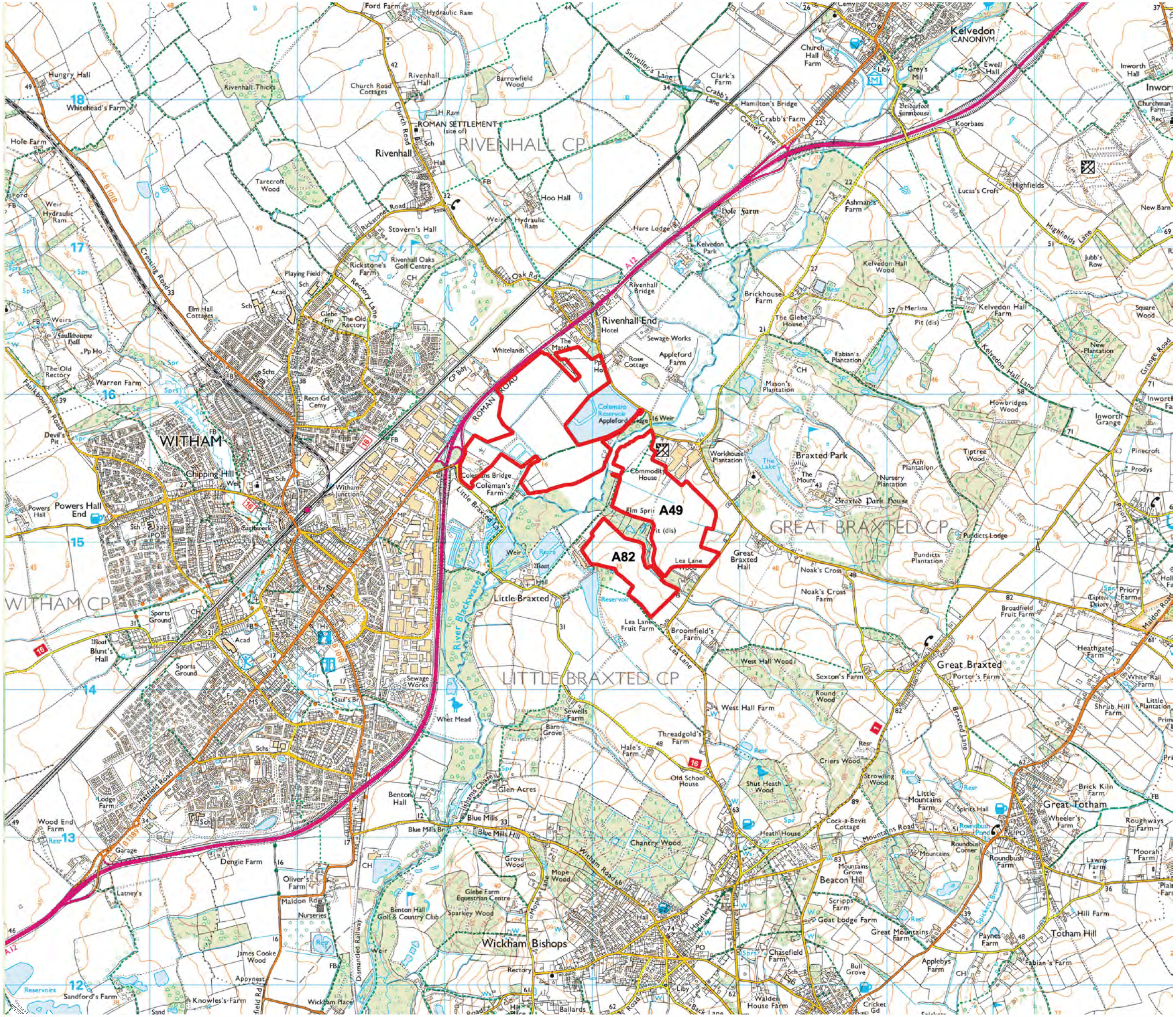

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KEY

Site boundaries

- A49-Hill Broad Farm-site boundary
- A82-Elm Springs-site boundary
- Colemans farm-site boundary

E24806 - Brice Aggregates ECC MLP Sites, Essex

Site Location

Figure 01

Scale: 1:25000

April 2024

Drawn: TA Checked: SM

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planning and designing environments for life

KEY

Site boundaries

- A49-Hill Broad Farm-site boundary
- A82-Elm Springs-site boundary
- Colemans farm-site boundary

Landscape features

- Lakes
- Watercourse
- Ancient woodland
- Woodland

E24806 - Brice Aggregates ECC MLP Sites, Essex

Landscape features

Figure 02

Scale: 1:25000
April 2024
Drawn: TA Checked: SM

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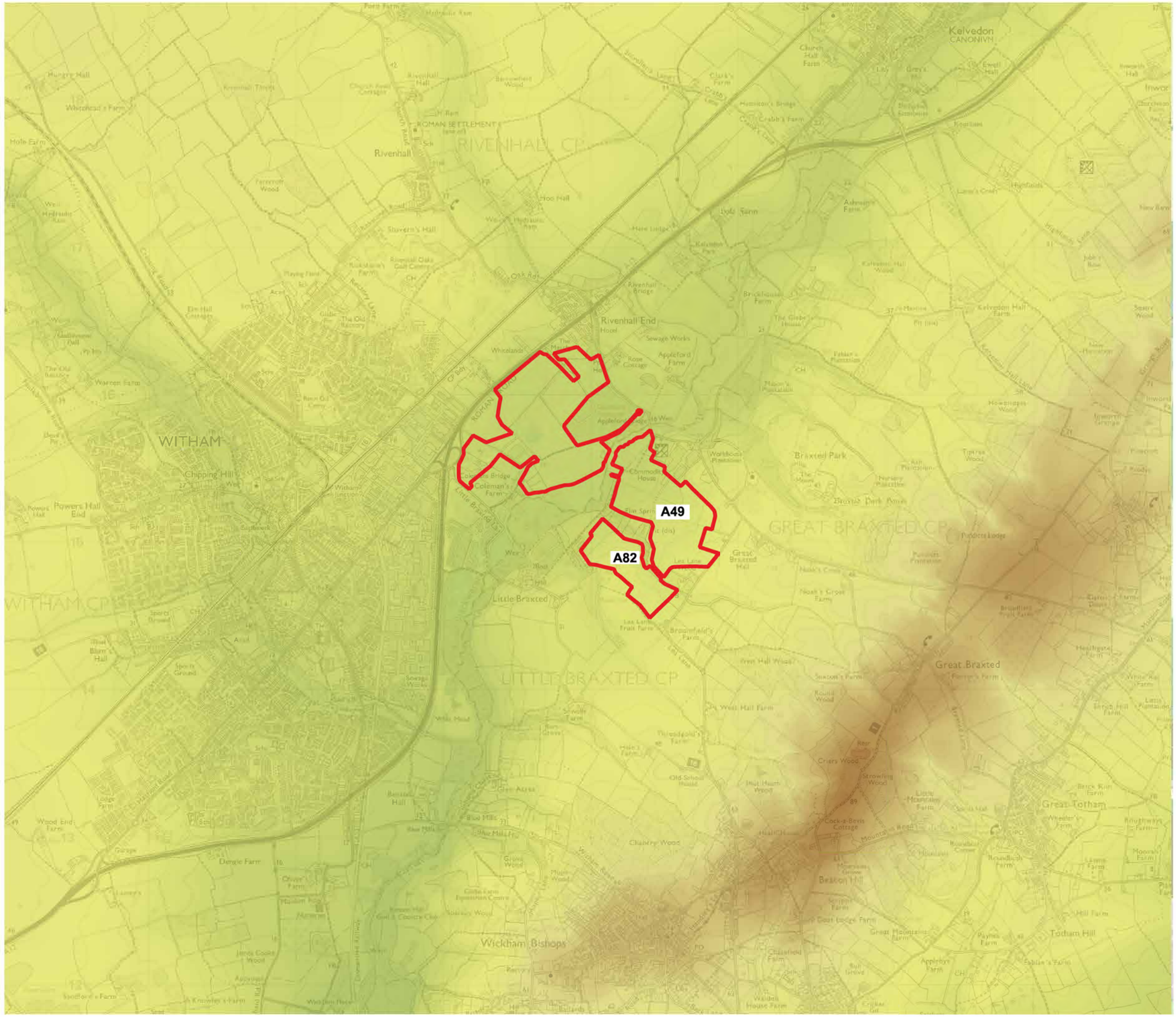

KEY

Site boundaries

- A49-Hill Broad Farm-site boundary
- A82-Elm Springs -site boundary
- Colemans farm-site boundary

Topography

90m

6m

E24806 - Brice Aggregates ECC MLP Sites, Essex

Topography

Figure 03

Scale: 1:25000
April 2024
Drawn: TA Checked: SM

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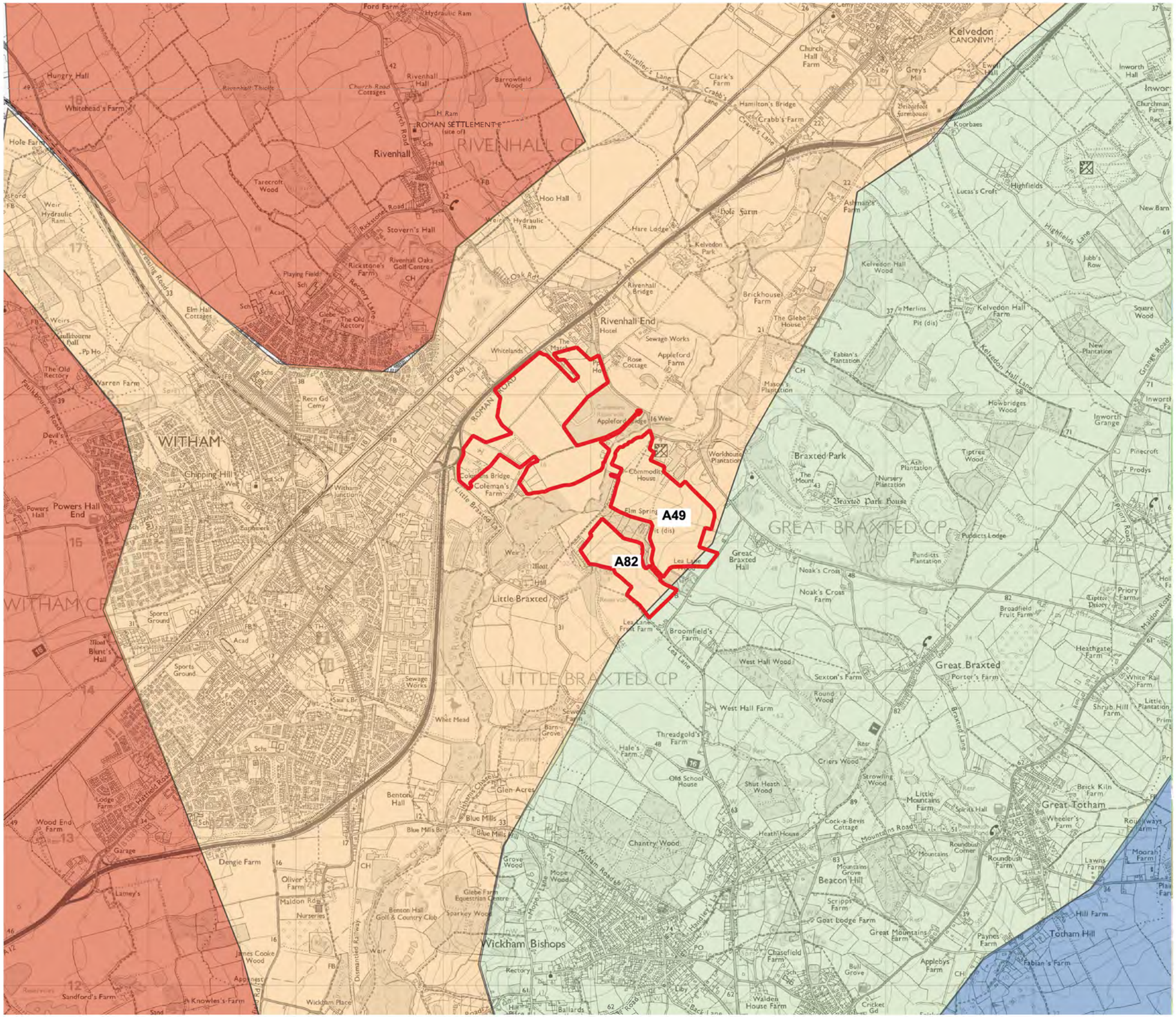

KEY

Site boundaries

- A49-Hill Broad Farm-site boundary
- A82-Elm Springs -site boundary
- Colemans farm-site boundary

Essex landscape character assessment

- B1-Central Essex Framland
- C6-Blackwater/Brain and Lower Chelmer Valleys
- D4-Tiptree Ridge
- F5-North Blackwater and Colne Coastal Farmlands

E24806 - Brice Aggregates ECC MLP Sites, Essex

Landscape character areas

Figure 04

Scale: 1:25000
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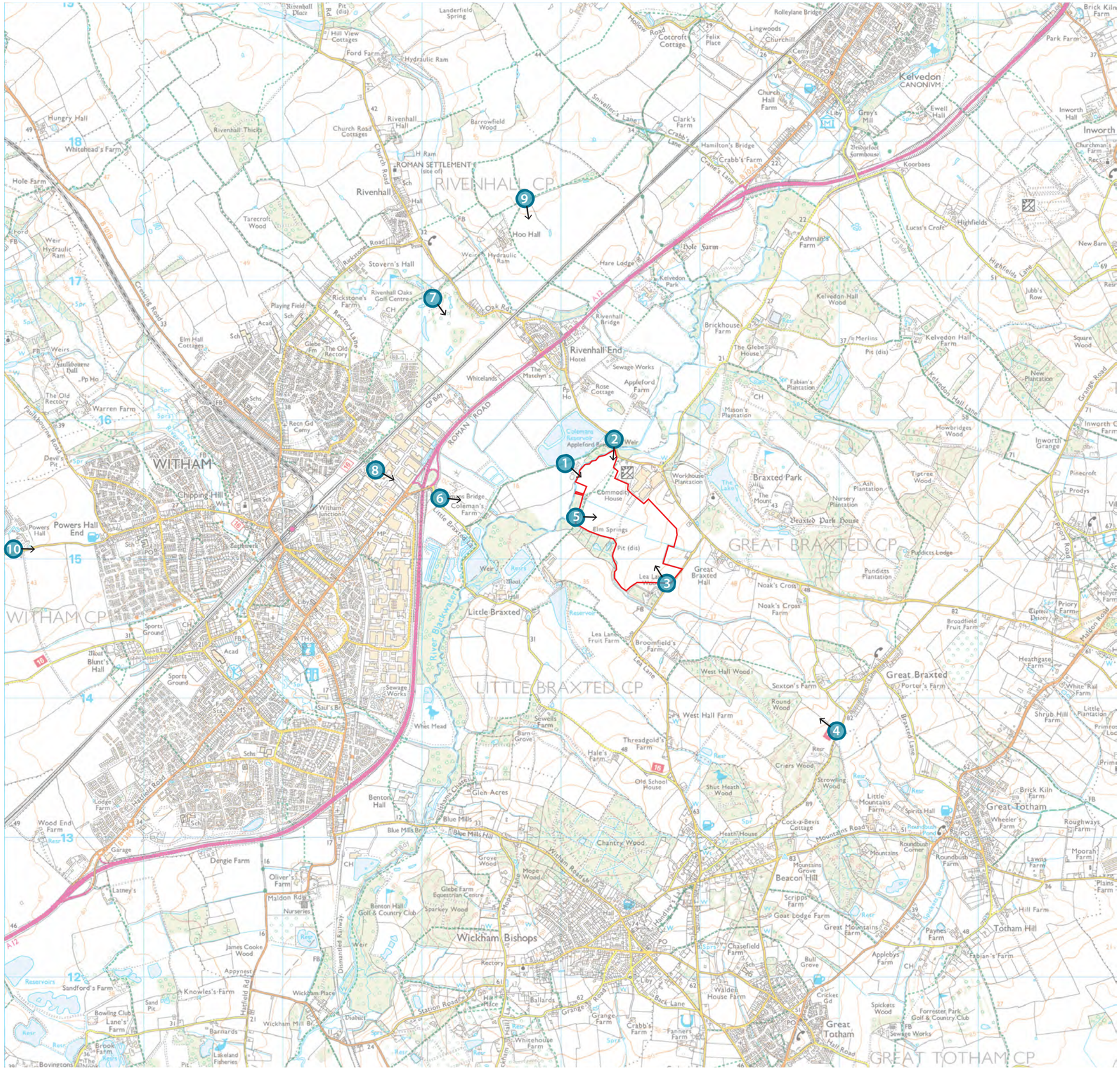

E24806 - Hill Broad Farm

Viewpoint Locations

Figure 05

Scale: 1:25000 @ A3

April 2024

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KEY

Site boundaries

- A49-Hill Broad Farm-site boundary
- A82-Elm Springs -site boundary
- Colemans farm-site boundary

Landscape related designations

- Registered common land
- Country parks
- National cycle network
- Scheduled monuments
- Public right of way
- Local Nature Reserves

Listed buildings

- Grade I
- Grade II
- Grade II*

- Registered Parks and Gardens

E24806 - Brice Aggregates ECC MLP Sites, Essex

Landscape-related designations

Figure 06

Scale: 1:25000
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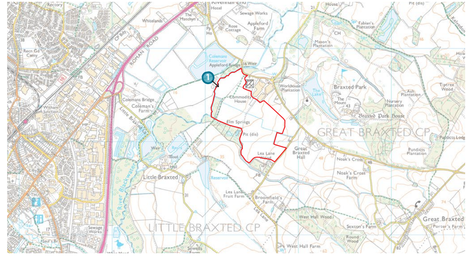

Viewpoint 1 View from Bridleway 29 Rivenhall

E24806 - Elm Springs, Essex

Dwg. No:	VP 1	Date:	05/03/2024
Drawn By:	TA	Checked By:	SM

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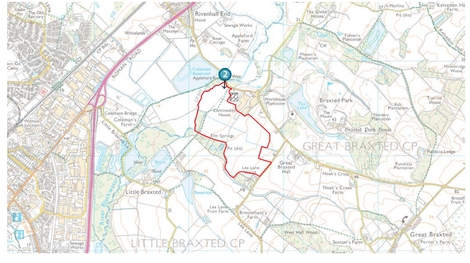

Viewpoint 2 View from Braxted Road

E24806 - Elm Springs, Essex

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Drawn By:	TA	Checked By:	SM

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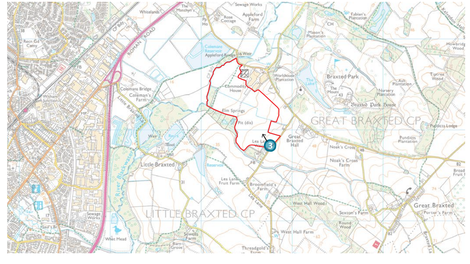

Viewpoint 3 View from Lea Lane

E24806 - Elm Springs, Essex

Dwg. No:	VP 3	Date:	05/03/2024
Drawn By:	TA	Checked By:	SM

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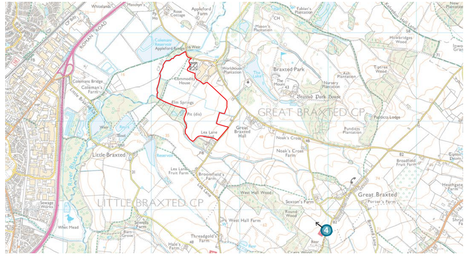

Viewpoint 4 View from Tiptree Road

E24806 - Elm Springs, Essex

Dwg. No:	VP 4	Date:	05/03/2024
Drawn By:	TA	Checked By:	SM

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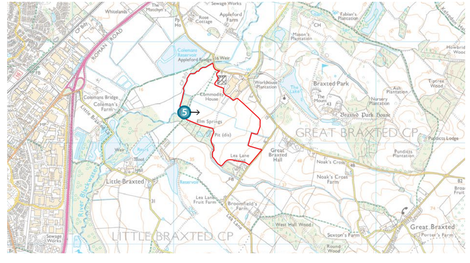

Viewpoint 5 View from Footpath 1 Great Braxted

E24806 - Elm Springs, Essex

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Drawn By:	TA	Checked By:	SM

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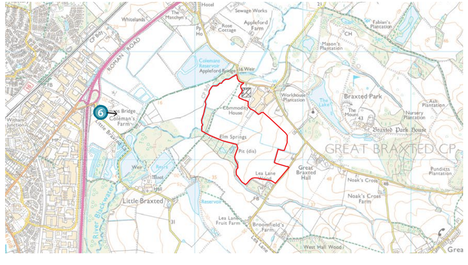

Viewpoint 6 View from Little Braxted Lane

E24806 - Elm Springs, Essex

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Drawn By:	TA	Checked By:	SM

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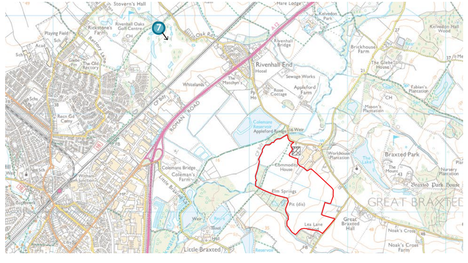

Viewpoint 7 View from Rivenhall Oaks Golf Course

E24806 - Elm Springs, Essex

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Drawn By:	TA	Checked By:	SM

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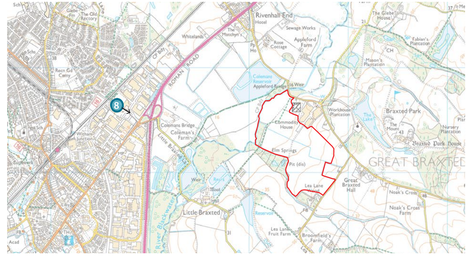

Viewpoint 8 View from Witham

E24806 - Elm Springs, Essex

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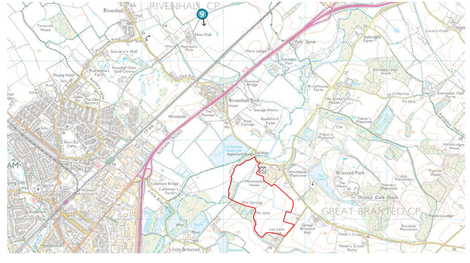

Viewpoint 9 View from Footpaths 40, 42 and 43 Rivenhall

E24806 - Elm Springs, Essex

Dwg. No:	VP 9	Date:	05/03/2024
Drawn By:	TA	Checked By:	SM

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Hole Farm

Appleford Bridge North

Appleford Bridge

Colemans Reservoir

Colemans Farm

Western Extension

Southern Extension

Hill Broad Farm

Elm Springs

Revision	Number	By	Date

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landscape architecture urban design environmental planning

Project

Brice Aggregates ECC MLP Sites

Drawing

Restoration Proposals

DRAFT

Status

-

Bedford	01234 261315	☐
Woodbridge	01394 380509	☒
London	020 7252 0002	☐
Norwich	01603 230777	☐

Job No.	E24806
Dwg. No.	E24806-TLP-SK
Scale	1:5000@A1
Drawn	AF
Checked	SM
Date	14-03-2024

North