SUBMISSION IN RESPECT OF SITE A82 – ELM SPRINGS AS IDENTIFIED UNDER THE EMERGING ESSEX MINERALS LOCAL PLAN

APRIL 2024

PREPARED BY
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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 Elm Springs, under the emerging Essex Minerals Local Plan.

1.2 The site which has been designated the site reference A82 by Essex County Council ("the Council") has been promoted as a potential 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 further 65.64 million tonnes needs to be identified and allocated as part of the plan process.

1.5 Site A82 is one of a number of sites being promoted by BAL which include extensions to the existing unit at Colemans Farm Quarry. Site A82 is situated on land to the south of the current site, beyond the River Blackwater. Site A82 is contiguous to other areas of land promoted by BAL namely Sites A49 and A51. The site comprises agricultural farmland, framed by established woodland and hedgerow habitats.

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 A82 has scored green in six categories; three in amber/green; six in amber; one in red/amber; with no categories scored in 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.

1.12 The technical reviews provided as part of the submission consider the scope for impact, but are in no way intended to provide a comprehensive Environmental Impact Assessment at this time.

1.13 BAL would like to secure a Preferred Site status the under the emerging plan, and have therefore provided this detailed information to allow a more developed understanding of the baseline and scope for impact.

1.14 BAL has a proven track record in the working of sand and gravel sites in the River Blackwater along with the restoration of the same, and can develop a scheme that will have a long term beneficial effect on the site and surrounding area.

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

a) the site has the potential to provide significant and sustainable quantities of 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 value both in landscape and nature conservation terms; and

d) the restoration scheme has the potential to deliver significant habitat enhancement that reflects the sites setting adjacent to the Elm Springs Landform;

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

1.17 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.

1.18 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 sets 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 A82 was carefully considered in view of existing land uses; perimeter features such as the Elm Springs; nearby commercial premises; public rights of way; and 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 C45/8/8002A):

- Orchard Cottage and Bramble Cottage to the south east; and
- The Rowans to the east.

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 60m stand off from the red line boundary to the nearest residential receptor, although in most cases is much higher. Relative to the commercial units to the north west a 30m 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 commercial units and agricultural buildings 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 14.78 hectares.

2.8 Site A82 is situated within the Little Braxted Hall 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 northern perimeter of the site is located in proximity to Nero Road which is a non-adopted highway and estate track installed by the landowner to afford better connectivity between the commercial units and the commodities centre to the east.

2.10 The eastern perimeter of the site is secured by the Elm Springs woodland and the attendant wetland habitats. This area is known and understood to have ecological and landscape value and therefore benefits from an appropriate standoff relative to any potential mineral extraction area, the extent of which would be subject to review as part of the detailed technical studies that would accompany any application.

2.11 In an historical context, the site is not situated in a sensitive setting due to the effects of topography and land use, but there are Listed Buildings 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 14.78 hectares with a gently rising landform within the site rising from circa 20m AOD in the west north to around 33m AOD in the east near Elm Springs (refer to Plan C45/8/8002A). 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 located in proximity to two existing assets that would not be directly impacted by the development of the site.

Geology

2.14 The published geological information covering the Site A82 (including Mineral Assessment Report TL81) indicates that the operations (including the proposed allocation) are located in an area of superficial deposits of Pleistocene to recent age, which form part of a terrace system occupying the valley of the River Blackwater.

2.15 The sand and gravel deposits (comprising elements of River Terrace and re-worked materials) are underlain by Boulder Clay, which is in turn underlain by the Jurassic London Clays.

2.16 Drilling surveys have proven the presence of an almost continuous spread of sand and gravels underlying the whole of the proposed allocation area, overlain by small amounts of sandy clay overburden and soils.

2.17 Mineral deposit thickness in the allocation area ranged between 0.8 metres and 13.1 metres, averaging just under 6 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.

2.18 Although gradings analysis is pending, initial appraisal of summary of the geology in the SI logs indicates that the quality of the sands and gravels is generally consistent, and indicative of the deposits already identified in Site A49.

SECTION 3

OUTLINE WORKING SCHEME

3.1 It is considered that Site A82 when worked in conjunction with the adjoining sites A49/A51, could be a logical extension to the existing operations at Colemans Farm Quarry. BAL is developing an outline working scheme which is illustrated on Plan C45/8/8003A. 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 found 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 landare 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 A82 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. Any access to Site A82 would be via Site A49 and/or A51 with a means of connection to the existing site (or relocated plant site) over the River Blackwater.

3.3 It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water could be discharged off site using a sump consistent with the consented regime at Colemans Farm Quarry.

3.4 The sand and gravel will be worked by conventional means with a hydraulic excavator, loading dumper trucks to transport the as raised sand and gravel to either the plant site directly for processing and distribution or, alternatively by loading a feed hopper for a field conveyor to transport the materials to the plant site. In either instance as raised material 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 C45/8/8003A. The proposed extraction area has been defined using the following stand offs: -

- 100m to nearby residential development, including properties off Lea Lane;
- 30m to nearby commercial and agricultural units; and
- 20m to remaining perimeters (including the adjacent Elm Springs).

3.6 Plan C45/8/8003A shows eight 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 four years. This would be reduced to approximately three 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 not be necessary to divert any rights of way assets, and those that are present will benefit from suitable stand offs to protect amenity.

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 C45/8/6001A).

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 C45/8/6001A). 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. This would result in in continued activity from the current site access into Little Braxted Lane which is proven safe and sustainable.

3.11 In any event, as raised sand and gravel won from the proposed allocation will need to be transported through site A29/A5, 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, as these will already be fully established at this point.

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 on Plan C45/8/8003A, and include for the following:-

- management and enhancement of existing woodland and hedgerows, in particular in the west of the site;
- establishment of double depth hedge to the south of the site to improve screening relative to Orchard & Bramble Cottage;
- establish native hedgerow planting to the north, adjacent to current and future commercial units; and
- native woodland planting west of extraction area to enhance local landscape setting.

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 A82 will be restored primarily to agriculture (refer to Plan C45/8/8004A) 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).

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 C45/8/8004A. 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;
(v) ensure best use of all on site resources to minimise the need for imported materials to achieve restoration; and
(vi) to ensure all water run-off is maintained on site and only discharged in a controlled manner.

4.6 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.

4.7 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.

4.8 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 It is noted that the scope for cumulative effects underscores some the technical views that relate to this site under the SSM. In a landscape and cultural heritage context in particular, the presence of the Elm Springs woodland would compartmentalise Site 82 from other areas being promoted, providing a degree of separation, and two different sets of receptors.

5.3 The scoring for the site at Elm Springs is detailed in the proforma reproduced at Appendix 1 and summarised in Table 1 below.

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

Table 1: Summary of the scoring of Site A82

5.4 As can be seen above of the sixteen criteria examined, only one scored as high impact (i.e red or red/amber), namely Health & Amenity.

5.5 The remaining criteria scored as "Amber" or below indicating a low level of potential impact.

5.6 None of the criteria have been subject to detailed technical review, but commentary on two specific areas is provided in relation to:

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

Addressing each in turn.

Historic Buildings

5.7 Whilst Site A82 is located in proximity to a group of heritage assets in Little Braxted the site scoping noted under Appendix D of the SSM notes the limited scope for impact. The landscape and visual setting is already constrained by the effects of topography and land use, and as the commercial properties along the north of Site A82 continue to develop (anticipated in time to cover the entire northern perimeter of Site 82), any remaining intervisibility will be lost. By way of evidence ZTV studies (with and without screening) are provided at Appendix 3. The ZTVs illustrate:

- Bare earth scenario, i.e. worst case, based on topography; and
- Screening scenario, screening obstacles (buildings and vegetation) based on LiDAR First Return Digital Surface Model

5.8 The same commercial units would also screen any acoustic effects that could arise from developing A82, and as such there would be negligible potential for any effects on the experience or understanding of the heritage assets at Little Braxted. It is proposed that on this basis, the Site should be scored Amber/Green under the methodology noted in Table 2 Appendix D of the SSM, as the ***"The impact likely to be is minor, amounting to the LOWEST level of less than substantial harm, and may require low levels of mitigation to make the Site acceptable."***

Public Rights of Way

5.9 The site assessment (refer Appendix 1) scored this element as a Medium Impact, as public rights of way adjoin the site. However, due to changes in the site boundary only a single asst now adjoins the site (Footpath 251-2) and this benefits from a well established hedge relative to the site that will be enhanced. Any scheme will provide for a suitable stand off, and as such the scope for impact in minimal.

Health and Amenity

5.10 The SSM reported that ***"Commercial activity (industrial estate) is 10-50m north west of the Site. Four residential buildings are 70-140m east, three residential buildings are 60-100m south east, one farm building is 100m south, and commercial activity (industrial estate) is 170-250m south east of the Site. 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"***

5.11 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 commercial units a 10m stand-off has been applied to the site boundary, although there

may be a need to increase this stand off if technical reports commissioned in support of any planning application indicate as such.

5.12 It is proposed that both the commercial units and nearby agricultural units are lower sensitivity receptors, and as such do not need to benefit some a large standoff (see Section 5 below). The elevations of these units facing Site A82 are all commercial in nature with no office (or other more sensitive workspace).

5.13 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.

5.14 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 A82 an Amber site under the RAG methodology for this criteria as outlined at Appendix I of the SSM.

SECTION 6

SUMMARY AND CONCLUSIONS

6.1 In view of the above assessments it is considered that the scoring for the Site A82 should be amended, as summarised in Table 2 below. Rows shaded in green show areas where the scoring could be altered in view of the changes made to the promotion area with the proposed levels identified.

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

Table 2 – Proposed revised scoring for Site A82

Revised Plans

C45/8/8001A	Revised Location Plan
C45/8/8002A	Revised Site Plan
C45/8/8003A	Revised Concept Working Plan
C45/8/8004A	Revised Concept Restoration Plan

All levels in metres above ordnance datum

0 100 200 Meters

A12

Potential Plant Site

Braxted Park Road

Current inert materials recycling area

Colemans Reservoir

River Blackwater

Braxted Road

Current Plant Site

Solar Panels

Existing Site Access

River Blackwater

Braxted Park - RPG

Bridleway Braxted 29

Silt Lagoons

Conveyor/Haul Road connection to Site A82

Footpath PROW 246_1

215500N

Main Haul Road into Site

Current RMX Plant

River Blackwater

Cattle Barns

215000N

Fishing Lake

Footpath PROW 251_1

Little Braxted

Little Braxted

Lea Lane

Wood Lodge

Little Braxted Hall

The Rowans

Footpath PROW 251_2

Little Braxted Hall Cottages

214500N

Bramble Cottage

583500E

584000E

585000E

Lea Lane Fruit Farm

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
- EXTENT OF SITE A49
- CURRENT PLANT SITE
- POTENTIAL PLANT SITE
- MAIN HAUL ROAD INTO SITE
- POTENTIAL HAUL ROAD/CONVEYOR TO SITE A82
- CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A82

12

BRICE AGGREGATES LIMITED

Site: COLEMANS FARM QUARRY, WITHAM, ESSEX

Title: Land at Elm Springs - Site A82 Location Plan

Scale at A3	Date	Drawing No.
1:7500	Oct 24	C45/8/8001B
Drawn By: DW	Checked By: OB	

All levels in metres above ordnance datum

River Blackwater

Plant native perimeter hedgerow

Commercial units to benefit from minimum 50m stand off to site boundary

Footpath PROW 251_1

Plant native perimeter hedgerow

Little Braxted

Little Braxted Hall

St Nicholas Church

Little Braxted Hall Cottages

Footpath PROW 251_2

The Rowans

Advance Planting with double depth hedgerow

Bramble Cottage

Lea Lane Fruit Farm

Lea Lane Wood

Reservoir

Pond

Ponds

Pump House

Flag Cottage

Solar Panels

Orchard Cottage

Bramble Cottage

Lea Lane Fruit Farm

Drain

Sluice

Track

Path (um)

Footpath

Issues

FB

CG

20m

25m

30m

215100N

215000N

214900N

583600E

583700E

583800E

583900E

584000E

584100E

584200E

584300E

584400E

584500E

584600E

584700E

0 50 100 Meters

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LEGEND

- PERMISSION AREA
- OTHER LAND UNDER APPLICANTS CONTROL
- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- HILL BROAD FARM SITE REF - A49

BRICE AGGREGATES LIMITED

Site: COLEMANS FARM QUARRY, WITHAM, ESSEX

Title: Land at Elm Springs - Site A82
Site Plan

Scale at A2	Date	Drawing No.
1:2500	Oct 24	C45/8/8002B
Drawn By: DW	Checked By: DB	

All levels in metres above ordnance datum

River Blackwater

Plant native perimeter hedgerow

Commercial units to benefit from minimum 30m stand off to site boundary

Potential re grade area to win on site restoration resource

Footpath PROW 251_1

Plant native perimeter hedgerow

Potential Biodiversity Enhancement Area - native woodland and scrub planting

Little Braxted Hall Cottages

Diverted Route of Footpath PROW 251_2

Existing hedge to be strengthen with native scrub to reinforce boundary

Potential Area of Haul Road to connect to Site A49

Field/wing conveyors to be developed and relocated to serve extraction phases

Plant double depth hedgerow and maintain

The Rowans

Soils stocking area to provide amenity bunds

Bramble Cottage

Lea Lane Fruit Farm

BH01 BH02 BH03 BH04 BH06 BH07 BH08 BH10 BH11 BH12 BH13 BH14 BH15 BH16 BH17 BH18 BH19 BH20 BH21 BH22 BH23 BH24 BH25

Phase 1 Phase 2 Phase 3 Phase 4 Phase 5 Phase 6 Phase 7 Phase 8 Phase 9 Phase 10 Phase 11 Phase 12 Phase 13 Phase 14

584000E

584500E

0 50 100 Meters

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LEGEND

- PERMISSION AREA
- OTHER LAND UNDER APPLICANTS CONTROL
- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- HILL BROAD FARM SITE REF - A49
- BH06 (4.2) BOREHOLE ID WITH MINERAL DEPTH IN M
- POTENTIAL BIODIVERSITY ENHANCEMENT AREA
- PROPOSED HEDGE PLANTING
- POTENTIAL FOOTPATH DIVERSION
- POTENTIAL HAUL ROAD/CONVEYOR TO SITE A82
- CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A82

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 Elm Springs - Site A82 Concept Working Plan

Scale at A3	1:2500	Date	Oct 24	Drawing No.
Drawn By	DW	Checked By	OB	C45/8/8003B

All levels in metres above ordnance datum

Retain native perimeter hedgerow

1.5m

Cattle Barns

Areas of wet grassland and swales

Area of open water/reedbed habitat

Footpath PROW 251_2

Solar Panels

Retain native perimeter hedgerow

Potential Biodiversity Enhancement Area

Little Braxted Hall Cottages

Footpath PROW 251_2

Existing Hedge Planting

Bramble Cottage

Track

Pond

CG

FB

Pump House

Issues

Reservoir

Path (um)

Flag Cottage

29.9m

34.4m

HEALANE

Orchard Cottage

Bramble Cottage

0 100 200 Meters

N

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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
- RETAINED HEDGE PLANTING

BRICE AGGREGATES LIMITED

Site: COLEMANS FARM QUARRY, WITHAM, ESSEX

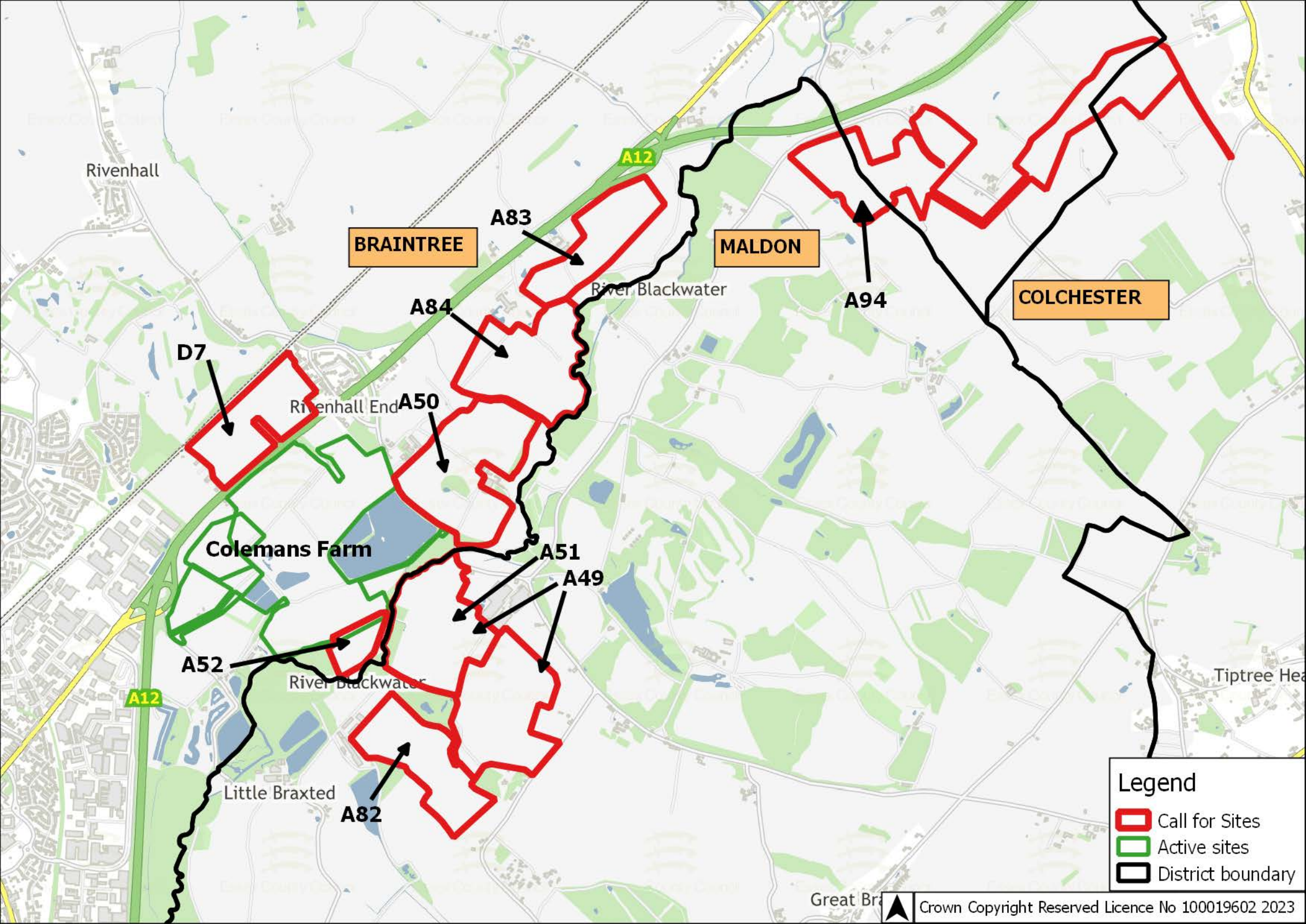
Title: Cattle Barns
Concept Restoration Plan

Scale at A3	1:2500	Date	Apr 24	Drawing No.
Drawn By	DW	Checked By	OB	C45/8/8004A

Appendix 1

Site Assessment profile as presented by Essex CC


Elm Springs
LEA LANE
Wood Lodge
Lea Lane Wood
Little Braxted
Hall Cottages
Little Braxted
Orchard
0
100
200
300 m
Colemans Farm
Elm Springs Extension
A82
Legend
Site Boundary
Crown Copyright Reserved Licence No 100019602 2023


Rivenhall
A12
BRAINTREE
A83
MALDON
A94
COLCHESTER
River Blackwater
A84
D7
Rivenhall End
A50
Colemans Farm
A51
A49
A52
River Blackwater
A12
Tiptree Hea
Little Braxted
A82
Great Bra
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)*
A82	**Colemans Farm – Elm Springs Extension**	**Braintree**	**Agricultural**	**15.42**	**1**

The Site is promoted as an extension to an existing mineral Site (Colemans Farm Quarry) and is located south of Colemans Farm Quarry immediately adjacent to Site A49. The Site is proposed as a further extension (in addition to Site A49). The Site area is approximately 15.42 ha and is proposed for approximately 1 million tonnes of sand and gravel extraction which would be transported internally to an 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 could be worked prior to Site A49. Infrastructure needed includes a field conveyor network/ADT compatible bailey bridge for transport of sand and gravel over the River Blackwater to the plant via Site A49. In addition, a supporting network of haul roads would be needed for the import of inert materials for the restoration of the Site. The adjoining uses include agricultural fields, woodland, a waterbody, and residential and commercial buildings. The town of Witham is located to the west of the Site. Access to the Site is through the access arrangements for the existing workings at Colemans Farm Quarry, including crossing over the River Blackwater via Site A49 for connection to the plant site. 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 /Green	Amber	Amber	Amber /Green	Amber	Green	Green	Amber	Green	Amber	Green	Amber	Amber /Green	Red/ Amber	Green	Green

Key findings of the assessment are as follows:

- The Site is significantly characteristic of the Blackwater/Brain/Lower Chelmer Valleys (C6) Landscape Character Area. The Site itself is arable farmland with well hedged boundaries, located on the valley side of the River Blackwater. Linear poplar and willow plantations are visible from the Site towards the north-west, where the valley floor runs close to the boundary. 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 0.1km to the north, with strong intervisibility between the Site and the river. Consideration for the visual impact on the River Blackwater valley landscape will also need to be considered.

- Public Rights of Way (PRoW) run along the south-western boundary and to the north-west of the Site. Footpath 1 (Little Braxted) provides occasional views into the Site in field entrances although is largely separated from the Site by established hedgerows. Footpath 2 (Great Braxted) has open views of the Site from the valley floor, although is partially screened owed to the elevation changes.

- The River Blackwater is situated 140 metres from the northwest of Site A82 and there are watercourses near to the Site's boundaries which feed into the River. 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 sloping land and comprises two arable fields. Several areas of Lowland Mixed Deciduous Woodland Priority habitat are situated on the boundaries of the Site. A section of Elm Springs Woodland Priority habitat will require removal to allow access from Site A49.

- 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 the nearby habitats. Substantial buffers are likely to be required near to the Lowland Mixed Deciduous Woodland Priority habitat and watercourses to prevent water quantity impacts; their water quality must not be affected by the proposals. The Priority woodland habitat and watercourse directly affected would need to be adequately and appropriately compensated.

- There is the potential for a low-level of less than substantial harm to the important group of heritage assets at Little Braxted (including the Grade I listed Church of St Nicholas), due to environmental impacts on the tranquillity of their setting.

- There is the potential for low level of less than substantial harm to other nearby heritage assets, resulting from the movement of traffic.

- The results of the assessment assume that all materials would be transported via Site A49 and that there would be no Site access via Little Braxted Road (as proposed by the Site promoter). The cumulative impact of Site A82 and A49 is therefore an important consideration in this case.

- There are no designated or non-designated heritage assets recorded on the Essex Historic Environment Record (EHER) within the Site and little archaeological investigation has taken place within the area to inform on the potential for archaeological remains.

- The Site lies within an area of archaeological features as identified through aerial photographic evidence. These may indicate ritual and agricultural activity associated with nearby settlement.

- 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 'medium' potential for surface water flood risk as identified within the SFRA.

- The Site has been identified as having a 'low' groundwater flood risk.

- The Site is entirely within Flood Risk Zone 1 and therefore is not at risk from fluvial flooding.

- One Public Right of Way borders the Site. Two Public Rights of Way are within 100m of the Site. Appropriate consideration would be needed to mitigate potential impacts on these Public Rights of Way which could include diversion.

- The Site has unproductive/low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is present within the Site boundary, another is 50m north east of the Site and an additional water course (River Blackwater) is 140m north. Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.

- The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land – this is likely to include removal of soils for stockpiling prior to reuse, potentially in site restoration.

- The Site contains 11kV overhead electricity lines within the Site boundary. Further investigation and consultation would be needed to determine whether mitigation measures are needed to avoid any impact on the electricity lines. Such mitigation may include diversion and/or protection.

- Commercial activity (industrial estate) is less than or equal to 20m from the Site. Commercial activity (industrial estate) is more than 20m but less than or equal to 50m from the Site. Seven residential buildings, one farm building and commercial activity (industrial estate) are more than 50m but less than or

equal to 250m from the Site. Given the proximity of sensitive receptors, high levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. high level noise screening and extensive dust suppression measures.

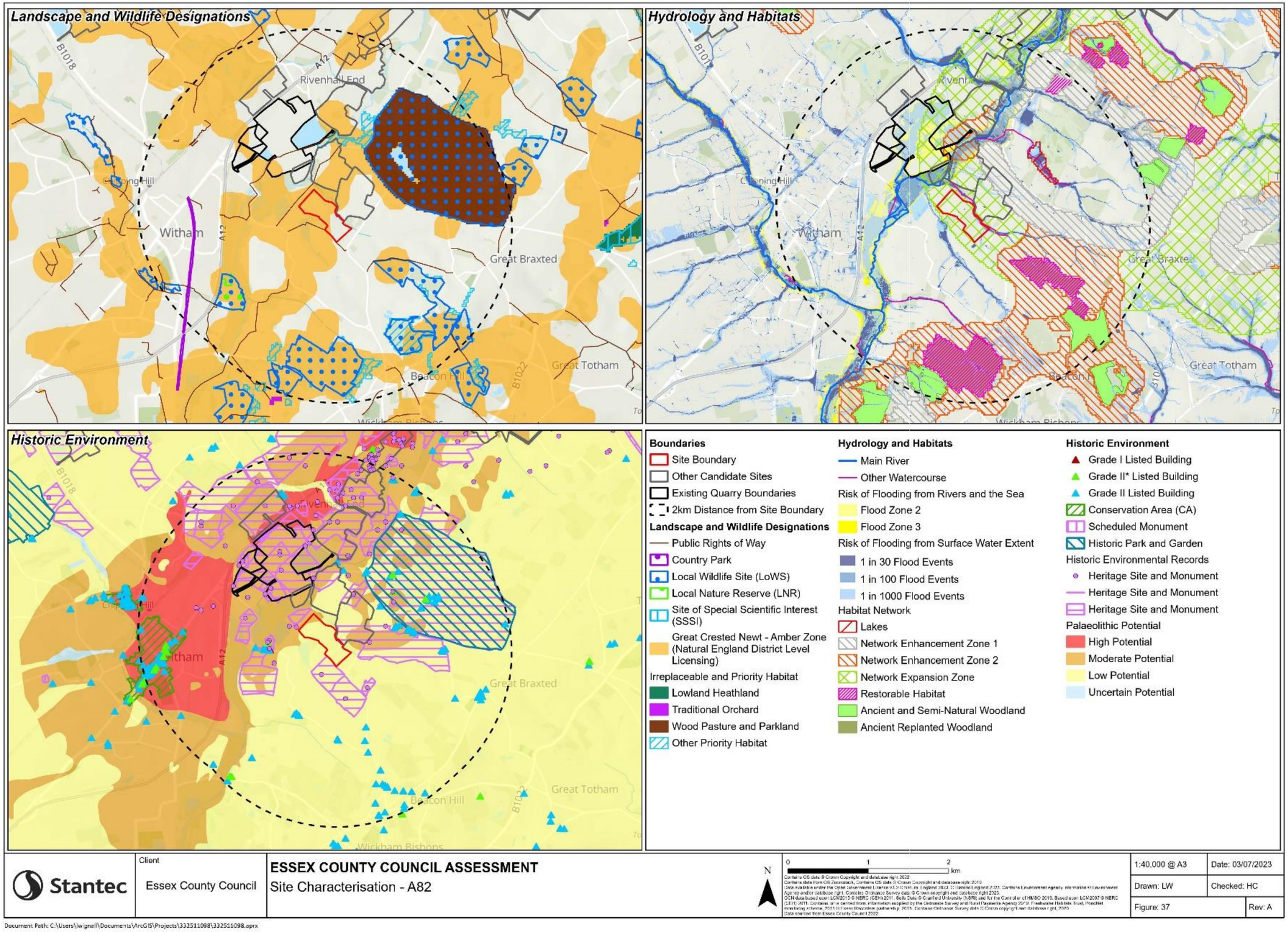


Figure 3.37: A82 - Colemans Farm – Elm Springs Extension

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

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 September 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	dan.walker@dlwalker.net

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

Landowner 1 Details		**Landowner 2 Details** (Enter n/a if not appropriate)	
Name	[redacted]	**Name**	
Address	[redacted]	**Address**	
Postcode	[redacted]	**Postcode**	
Contact Name	[redacted]	**Contact Name**	
Telephone	[redacted]	**Telephone**	
Email	[redacted]	**Email**	
If the site is under additional multiple ownership please submit the name, address and contact details of all other landowners. Please see end of form.			
Please provide evidence that the landowner is aware of, and supports, this submission in response to the 'Call for Sites' for the Essex Minerals Local Plan Review.			

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

Name	Oliver Brice
Job Title	Managing Director
Organisation	Brice Aggregates Limited
Address	Colemans Farm Quarry Little Braxted Lane Witham Essex
Postcode	CM8 3EX
Telephone	01376 511619
Email	oliver.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);
- Proposed site boundary including vehicular access, connection to highway network (red line boundary) and the envisaged route to Main Road Network;
- Proposed extraction area;
- Location of proposed/ existing processing plant (if applicable);
- Location of any proposed/ existing ancillary development;
- Indicative phasing of works, with timescale in years;
- Restoration proposal, including final contours and their deviation from the existing

Site Details:

Site Reference: (ECC to provide on receipt of submission)	**Site A82**
Site Name:	Colemans Farm Quarry – Elm Springs Extension
Site Address **Postcode**	Colemans Farm Quarry Little Braxted Lane Witham Essex CM8 3EX
District and Parish(s)	Maldon, Great Braxted
OS Map Reference (6 figures)	TL 842 149
Total Site Area (hectares)	26.23 hectares increasing to 55.08 hectares with the inclusion of retained plant and ancillary facilities in the current site as shown delineated by red dashed line on Plan C45/8/8001B
Extraction Area (hectares)	17.74 hectares
Current Land-use	Agricultural Land
Would this be a new mineral site, extension to existing mineral site/ allocation or a replacement to a previously submitted site?	☐ New Site ☒ Extension to an existing site, existing MLP allocation or new candidate site (please provide details eg MLP 2014 site allocation code/ name of site submitted through Call for Sites March 2022/ site name on planning application/ existing planning permission reference)

	Proposed extension to Colemans Farm Quarry~~, and in turn an extension to Site A49/A51 as promoted by BAL in the March 2022 call for sites exercise~~. If applicable, please indicate the proximity of this site to existing site(s) set out above The proposed extension is located circa 650m south of Colemans Farm Quarry, and is located immediately adjacent to Site A49 as promoted by BAL in the March 2022 call for sites exercise. If applicable, please indicate whether the revised site is being submitted as a replacement to a previous submission, and the site code this site is intended to supersede. This site is proposed as a further extension in addition to Site A49/A51.
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 operations at the site (which might also affect deliverability)? (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 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.

	☐ No
Any other known commercial or deliverability issues, such as planning permissions, known ownership, legal or time related constraints that might prevent or delay development? (Please provide details, if applicable)	☐ 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 ☐ No, please describe

Nature of Development:

Description of proposals and working methodology (inc. whether excavated wet and/or dry)	It is considered that the proposed allocation could be worked prior to Site A49 which in turn has already been promoted as a logical extension to the existing operations at Colemans Farm Quarry. It is proposed that the sand and gravel won from the proposed allocation area will be transported a plant site (either the current plant site or the potential plant site as shown on Plan C45/8/8001B) using a field conveyor complete with a bailey bridge over the River Blackwater), 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 draining to a sump where water would be settled prior to discharge via a pipe to the River Blackwater 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

	loading a field conveyor to transport the as raised sand and gravel to the plant site for processing and distribution. ~~Opportunities for transport by conveyors will also be sought and in both cases any transport materials would be through Site A49 as is promoted.~~ 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, including properties off Lea Lane; • 60m from commercial premises at Little Braxted Hall Farm; • 20m to the Elm Spring woodland to the east of the proposed allocation, and the same to other areas of Priority Woodland Habitat on the site perimeter; and • 10m to remaining site perimeters, including public rights of way. Plan C45/8/8003B shows fourteen phases of working each with around [redacted] tonnes of sand and gravel. Each phase would have a variable working period due to different complexities of materials handling, with an overall extraction period of potentially ten years. This period could be reduced to approximately years five and a half years at an output of 400,000 tonnes per annum. The same plan also shows a potential area to win on site materials should these be required to support the delivery of a sustainable restoration landform. In order to access the full extent of the mineral deposit it will be necessary to divert Footpath 246-2. A potential

	diversion route is shown on Plan C45/9/8003B. The proposed route is considered to be no less accommodating than the existing. This allocation area has been increased in extent since initially promoted. The revised site includes for two distinct areas of extraction of the same sand and gravel deposit. **A12** In light of the proposed A12 improvement works it may be necessary for BAL to relocate certain elements of the infrastructure of Colemans Quarry, including the processing plant which is currently sited on land which lies within the footprint of the proposed A12 works (refer to Plan C45/8/8001B). An extract of the National Highways indicative maps is appended to illustrate the interaction between the BAL site and the emerging A12 scheme. Should the A12 improvement works proceed and it be necessary to relocate the processing plant, it is anticipated that would be onto an alternative location within the redline boundary of the current site (refer to Plan C45/8/8001B) subject to the necessary planning consents. 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 A12 works not proceed and the processing plant remain in situ at

	Colemans Quarry, then as-dug material from this site could be transported from this site to the existing processing plant using either ADTs or a field conveyor system as appropriate.
Would any additional mineral infrastructure be required or intended on site e.g. processing plant?	☒ Yes, please describe the nature of this infrastructure and where it is to be located (indicate on map if possible) The existing Colemans Quarry processing plant may need to be relocated in light of the A12 improvement works being promoted by National Highways. This site would be processed through either the relocated or existing processing plant location as appropriate. 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 ~~via Site A49/A51~~, together with 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. In any event, the plant and other ancillary facilities would be already established in support of the currently approved activities on site. ☐ No, please indicate where processing plant will be located

Nature of 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 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 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. Borehole locations and mineral depths are provided on Plan C45/8/8003B, and available borehole logs are also provided as part of this submission. Although gradings analysis is pending, initial appraisal of summary of the geology in the SI logs indicates that the quality of the sands and gravels is generally consistent, and indicative of the deposits already identified in Site A49. Additional borehole evidence has been submitted in view of the proposed increase of the allocation area. This attests to the continuity of the deposit across this part of the landscape of the Blackwater Valley.
Estimated yield after processing (in million tonnes)	[redacted] Mt (Please provide to 2 decimal places)

This figure must be evidence based, including borehole logs, to substantiate the estimated yield).	
Overburden: Thickness ratio, either averaged across site or as separate figures if varied across site.	1:[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 the MLP process. (Please provide to 2 decimal places)
Estimated lifespan of extraction activities, assuming no restrictions.	10 years for extraction only, decreasing to circa 5.5 years if output is increased to 0.40mtpa. 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.
Justification for extraction if the deposit is not sand and gravel	N/A

Timescales for Working

When would the site be anticipated to come forward as a planning application following adoption of the MLP Review (assuming adoption in 2025) **Please indicate which of the following statements apply:**	☐ a) Site could be worked at any time during the Plan period (2025 to 2040) ☒ b) Site would be worked in sequence with another existing/ proposed site (please describe) It is anticipated that a planning application could be worked up for

	submission at or around 2030/2031 to support the sustained productive capacity of the wider quarrying complex ~~and the working of this in conjunction with Site A49.~~ 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 seven year permitted landbank at the end of the plan period. ~~☐ c) Site would not be commenced until , due to .~~
When do you envisage that the site would be likely to commence extractive operations?	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 ~~and, subject to allocation, could be operated alongside Site A49/A51 (being promoted separately)~~. The reserves in Colemans Quarry are currently expected to be exhausted in 2028 at current rates of extraction. Dependant on the results of the allocation exercise and timescales for securing a satisfactory planning consent it is anticipated that extraction could commence in 2034/2035.

* Please note that the plan period is up to 2040 and any potential site for allocation in the MLP must be able to start extractive operations prior to 31st December 2040. The site does not have to conclude extraction and/or restoration before then.

Access and Transportation:

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, assuming minerals exported from plant site (existing or proposed).
Details of quarry access arrangements including whether improvements to existing access roads/highway will be necessary eg establishing appropriate visibility splays. **Has any previous study been undertaken to assess impacts on the highway?**	It is proposed that the allocation would be accessed via the access arrangements for the existing workings at Colemans Farm Quarry, with some means of crossing over the River Blackwater (refer to Plan C45/8/8001B). Should the A12 improvement works have been constructed, and the Colemans Quarry processing plant relocated by the time this proposed allocation becomes operational, HGVs could utilise the newly formed access provisions supporting the relocated plant site which will be provided by National Highways as part of the A12 improvement works. 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. Previous studies have confirmed the suitability of this access, and the intended rates of HGV activity.
Number of daily vehicle movements, under standard operational hours (07:00 – 18:30), assuming no other restrictions	In order to support both mineral extraction and materials importation activities within the proposed allocation, operate the site with HGV activity to 330 movements (165 in and 165 out per day) in line with HGV activity under the current planning consent for the site. 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 wet, low-level, partial or full infilling	It is proposed to develop a restoration concept to reinstate the current agricultural land use, but at a lower level. The volumetric requirements of such a scheme are subject to careful review, and a supplementary submission will be provided in due course with an update to the restoration landform. In any event, it is proposed to import inert restoration materials (excavation waste comprising clays and soils arising from construction and building developments) at a rate of up to 150,000 tonnes per annum to achieve a beneficial restoration landform. These will supplement the extensive amount of on site resources anticipated to be of the order of 800,000m^3. 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 tonnes [redacted] million tonnes of inert materials may need to be imported to facilitate the restoration of the landform, but this is under review. The volumetric requirements of such a scheme are subject to careful review, and a supplementary submission will be provided in due course with an update to the restoration landform.

	The exact figure would be dependent on the types and distribution of habitat that will be established as part of the restoration scheme. The content in this regard would be considered in more detail as part of the preparation of a planning application or as part of the allocation process if required by the Council. Road-going HGVs would import the materials into the allocation area via a haul road (complete with Bailey Bridge over the River Blackwater) 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. These would deposit materials into the void of the designated location for each phase. Thereafter a tracked bulldozer (or other such equipment) will push the materials to achieve the required landform prior to soils being reinstated. Materials imported for use in the restoration of the proposed extension will comprise a mixture of inert materials including granular and cohesive soils / fills, as well as bulky clay materials with some limited bricks and rubble where in a mixed load. In the event that the county's waste management needs for inert arisings do not warrant the use of the void space, a partial low level scheme of restoration can be pursued as an sustainable alternative.
Proposed after-use(s)	The land will be restored primarily to agriculture (refer to Plan C45/8/8004A) 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 will also provide for selected nature conservation habitat appropriate to the landscape and ecological setting of the site. This will include habitats that are complementary to the adjacent Elm Springs landform, and associated watercourse.
Is infilling proposed? If yes, is it necessary to achieve beneficial restoration, and why?	☒ Yes (please explain) The proposed importation of inert materials will enable the BAL to restore and reinstate the agricultural land use that is currently in place across the site, but a lower level restoration will be targeted to minimum the amounts of inert restoration materials that would be required to achieve a satisfactory restoration landform. The exact figure would be dependent on the types and distribution of habitat that will be established as part of the restoration scheme. The content in this regard would be considered in more detail as part of the preparation of a planning application. 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. ☐ No ☐ N/A
Where the site will require importation of waste for restoration please estimate the tonnage (Mt) and type of waste envisaged (as applicable).	[redacted] Mt – Inert waste -Mt – Residual Non-Hazardous waste -Mt – Other waste please specify- ☐ Not Applicable

Would development contribute to the creation of any of the following Priority Habitats? * Please approximately quantify hectares (ha) for each (as applicable).	0.47ha – Coastal and Floodplain Grazing Marsh 0.00ha – Lowland Heathland & Lowland Dry Acid Grassland 1.78 ha – Lowland Meadows in the arable margins 0.00ha – Open Mosaic Habitats on Previously Developed Land 0.18ha – Reedbeds ☐ Not Applicable Any further information: The restoration of the proposed allocation as per the concept illustrated on Plan C45/8/8004A, 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 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 enhanced before and during the proposed extraction. With reference to Plan C45/8/8003B, there are three areas that even at this early stage lend themselves to potential enhancement:- i. advance planting along southern limit of promotion

	area in the form of a double width hedge, or area of shelter belt woodland; ii. strengthening the hedgerow boundary along the the western permitter relative to rights of way assets and the commercial units; and iii. potential woodland block on an area of barren mineral potential and the topographic high spot within the promoted area. These areas will provide circa 0.5 hectares of Priority Habitat Creation during the working of the site. Other opportunities will be sought to further enhance the habitats along the Elm Spring valley landform, and the woodland and hedgerow habitat that already forms the western perimeter of the promoted area. 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.
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. This may include details of how the site will be restored. Mitigation of potential impacts on the following sensitive receptors/features should be given particular consideration:

- Residential dwellings (amenity impacts (e.g. noise, dust, visual)
- Public rights of way
- Transport networks
- Utilities
- Green Belt
- Landscape (including AONB)
- Biodiversity
- Soil quality
- Water environment
- Historic environment (e.g. Listed Buildings, conservation areas and its setting, World Heritage Sites, Scheduled Ancient Monuments, archaeological sites and features)

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

Impact	Proposed Mitigation
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 landowner would suggest that the soils resource within the proposed allocation is potentially being of high quality being of best and most versatile value. Restoration to arable land use will ensure that these resources are maintained for future use. Consistent with the existing operations at Colemans Farm Quarry, any operations within the proposed allocation would benefit from comprehensive measures to safeguard the condition and integrity of the soil resource as per the planning conditions that are in place for the existing site.
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. 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 within, or in proximity to the proposed allocation. The closest site is West Hall Wood Complex located some 0.5km to the southeast which is also designated as an Ancient Woodland. There is an area of woodland (Elm Springs) to the northeast of the proposed allocation area that has been designated as Priority Woodland Habitat. The proposed limit of extraction is therefore designed to leave this habitat in situ with the provision of a 20 metre standoff to ensure the long term integrity of the woodland (refer to Plan

	C45/8/8003B). The proposed field conveyor/haul route will be designed to avoid any Priority Habitats wherever possible. As part of any planning application, it may be necessary to reconsider this standoff and any stand off to any other areas of retained woodland and hedgerows when considering potential interaction effects associated with water management on site and specifically the practice of dewatering. It is recognised that there will need to be a suite of protected species surveys to inform understanding of the baseline setting of the proposed allocation, and such information would also be used to refine the proposed schemes of working and restoration. It is also recognised that there may be the potential to provide biodiversity enhanced before and during the proposed extraction. With reference to Plan C45/8/8003B, there are three areas that even at this early stage lend themselves to potential enhancement:- i. advance planting along southern limit of promotion area in the form of a double width hedge, or area of shelter belt woodland; ii. strengthening the hedgerow boundary along the western permitter relative to rights of way assets and the commercial units; and iii. potential woodland block on an area of barren mineral potential and the topographic high spot within the promoted area. 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 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 site is of medium value however there are areas of high value landscape receptors, in particular in the form of the Braxted Park Registered Park and Garden, along with other heritage assets in the area in particular around Little Braxted. 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 C45/8/8001B it is notable that the proposed allocation is largely framed ~~to the east directions~~ by a number of areas of mature woodland planting. Such areas serve to break up and filter views into the proposed allocation site when considering views from the north and east. ZTV studies are provided at Appendix 3 of the supporting statement provided in April 2024. Relative to Little Braxted the combined effects of topography, vegetation and land use (again woodland cover, but also a large complex of agricultural buildings identified as Cattle Barns on the accompanying plans) ensure views into the proposed allocation are constrained. Notwithstanding, it may be necessary for BAL to consider areas of advanced planting to strengthen the perimeter around the site relative the residential premises along Lea Lane and other receptors to the south and west. In this regard, advance planting along southern limit of promotion

	area in the form of a double width hedge, or area of shelter belt woodland is proposed on the plans attached. 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. 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). Although the restoration scheme will mainly seek to reinstate the existing agricultural land use, the proposed nature conservation habitats will deliver landscape and visual benefit into the future. BAL will also consider the opportunities for recreational enhancement to improve landscape amenity.
Archaeology	With regard to **Archaeology**, it is understood that the site is located within an area of Medium - Low archaeological sensitivity. There are no designated heritage assets within the boundary of the proposed allocation or in proximity to the same. Heritage mapping resources online also suggest an absence of any recorded finds or features in the proposed allocation. Notwithstanding, 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. 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 a number of assets at Little Braxted Hall and at Sewells Farm for example), and other designated heritage assets in the wider locality including the Registered Parks and Garden at Braxted Park. The grouping at Little Braxted Hall includes Grade 2, Grade 2*, and Grade 1 Listed Buildings. However relative to the proposed allocation site, it is notable that the intervening land uses (i.e the agricultural units to the north and west of the proposed allocation) may limit the setting of such assets. ZTV studies are provided at Appendix 3 of the supporting statement provided in April 2024 to evidence this point. The landscape value and setting around the Registered Park and Garden has already been impacted by the establishment of the commodity centre to the east of Braxted Road. Relative to the proposed allocation site, there are a number of intervening blocks of woodland planting (refer to Plan C45/8/8002B) of various type on density, that serve to filter and in most cases limit views in between the promoted site and the RPG. 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 confirm that with appropriate mitigation there will be no significant negative impacts in respect of surface or

	groundwater resources within or adjacent to the proposed allocation. It is noted that there are number of recreational water features in the wider area that are dependent on maintaining a stable water level. These features will be investigated to ascertain whether or not they are in continuity with the groundwater and why this is the case appropriate safeguards will be provided through management plans to maintain the integrity of these features. 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. All surface run-off will be properly managed to ensure that there are no uncontrolled discharges from the site, both during the extraction operations and in the long term. The scope for effects on the River Blackwater and other significant drainage features that are found 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 over the river (and the field conveyor itself) 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 entirety of the proposed extraction areas for this proposed allocation are situated in Flood Zone 1. In relation to other forms of flooding, it is noted that there is limited risk from pluvial events and no risk from flooding from reservoir sources. The potential

	for groundwater flooding is low consistent with the context on the current site. Notwithstanding this context, it is recognised that any application would need to be supported by a comprehensive Flood Risk Assessment to consider the scope for impact relative to each of these potential sources.
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. 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 (consistent with existing planning controls for the site) that such access will need to be operated with strict controls on HGV routing to ensure that as currently activity on smaller highways assets in proximity to the site are avoided.
Noise	In respect of **Noise**, comprehensive assessments undertaken in support of the existing operations indicate that the likely site noise levels for routine, and temporary operations at the proposed allocation (including proposed importation of inert materials with the attendant increase in HGV activity) would comply with the existing site noise limits at all the assessment locations.

	The proposed allocation is situated in the same context in so much that traffic activity on the A12 maybe the dominant noise source, although this is likely to be a much lower level of significance in the vicinity of the proposed allocation. Although there are residential receptors to the southeast and west of the proposed allocation, the proposed extraction area as set out as part of this promotion benefits from appropriate stand offs of over 100 metres that are proven acceptable by previous phases of decision making at the current site. Notwithstanding, it is recognised and understood that any scheme may need to benefit from a comprehensive mitigation package including the establishment and maintenance of perimeter soil bunds to safeguard the amenity of nearby sensitive receptors (see Plan C45/8/8003B). 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 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. The proposed allocation is bounded to the west by public right of way (see plan C45/8/8002B). The path will remain available during all phases of the development of Site A82 those ensuring existing recreational amenity is maintained. Furthermore, the recreational facilities found in proximity to the site will remain available and appropriate safeguards will be provided to ensure that they uses of these facilities will not be impacted by any extraction operations within the proposed allocation. 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 connected to an extensive rights of way network, and there is the possibility that the restoration of the wider site could result in certain recreational improvements such as the creation of permissive rights of way to connect to the definitive network.

Any waterbodies created as part of the restoration could provide amenity in the form of fishing, with such activity already occurring on other reservoirs on the Landlord's Property.

Other information

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

- Location Plan Ref C45/8/78001B
- Site Plan Ref C45/8/8002B
- Concept Working Plan Ref C45/8/8003B
- Concept Restoration Plan Ref C45/8/8004A
- Summary of Site Investigations
- Letter of support from the landowner.

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

All aggregates sold are processed and washed on site to ensure the best and most sustainable use of scarce resources, whilst minimal overburden levels ensure a low energy and carbon intensity of production. The site also produces ready-mix concrete and has become an established supplier to the central Essex market since commissioning an onsite batching plant in 2021. In addition, the site also provides capacity for inert waste management and aggregate recycling, which the company would seek to maintain whilst the site remains operational

(including any land allocated under the MLP). To support this activity, the business employs some 60 personnel directly at its' Witham site.

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

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

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

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

A12 Boreham to A120 Widening Scheme – Interaction

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

Should the A12 proposals come to fruition, Brice Aggregates anticipates that all permitted and promoted mineral reserves within the footprint of the A12 works would be won prior to the commencement of A12 construction. Planning consent has been granted for changes to 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

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

Further, information may be published in accordance with:

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

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

Signed…….D Walker…….Date: ……09/11/2022 updated as at 24/10/2024……

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

ZTV Studies prepared by the Landscape Partnership

Key

Site Boundary

Zone of Theoretical Visibility

Greatest visibility of proposals (100% of proposals visible)

Approx. 50% of proposals visible

Lowest visibility of proposals

Visibility calculated using 1m resolution LiDAR data (Contains public sector information licensed under the Open Government Licence v3.0.).

Screening obstacles representing buildings have been generated by adding building heights to the Digital Terrain Model (DTM) using OpenStreetMap building data.

ZTV calculated using ArcGIS Pro 3.2.2 Viewshed tool with observer eye height 1.6m and site boundary height of 3m above ground. Corrections for earth curvature and atmospheric refraction applied.

The areas shown identify the maximum extent of theoretical visibility taking into account topography and the modelled obstacles. Other above ground features not captured within the LiDAR DTM may further limit theoretical visibility. Actual visibility on the ground may therefore be less than that suggested by this map.

E24806 - A82

Zone of Theoretical Visibility - Bareground

Figure 06

Scale: 1:25,000
March 2024
Drawn: BV Checked: SM Approved: SN

0 0.5 1 2 Kilometers

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Key

Site Boundary

Zone of Theoretical Visibility

Greatest visibility of proposals (100% of proposals visible)

Approx. 50% of proposals visible

Lowest visibility of proposals

Visibility calculated using 1m resolution LiDAR data (Contains public sector information licensed under the Open Government Licence v3.0.).

Screening obstacles representing buildings and vegetation have been generated by making use of LiDAR First Return Digital Surface Models (DSM).

ZTV calculated using ArcGIS Pro 3.2.2 Viewshed tool with observer eye height 1.6m and site boundary height of 3m above ground. Corrections for earth curvature and atmospheric refraction applied.

The areas shown identify the minimum extent of theoretical visibility taking into account topography and the screening obstacles. Other above ground features not captured within the LiDAR DSM may further limit theoretical visibility. Actual visibility on the ground may therefore be less than that suggested by this map.

E24806 - A82

Zone of Theoretical Visibility - Screening

Figure 07

Scale: 1:25,000
March 2024
Drawn: BV Checked: SM Approved: SN

0 0.5 1 2 Kilometers

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