



**SUBMISSION IN RESPECT OF SITE A83 - HOLE FARM
AS IDENTIFIED UNDER THE EMERGING ESSEX MINERALS
LOCAL PLAN**

APRIL 2024

**PREPARED BY
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SECTION I

INTRODUCTION

- I.1 Brice Aggregates Limited (“BAL”) have been promoting the allocation of a sand and gravel deposit known as land at Hole Farm, under the emerging Essex Minerals Local Plan.
- I.2 The site which has been designated the site reference A83 by Essex County Council (“the Council”) has been promoted as a satellite/remote extension to the existing sand and gravel unit at Colemans Farm Quarry near Witham.
- I.3 The existing site is consented until 2034 in terms of extraction, however, the expectation based on current progress is that the site will be exhausted before then.
- I.4 Under the Emerging Minerals Local Plan Review the Council have set out the need to identify sand and gravel resources at a rate of 3.58m tpa through until 2040. The Council have identified that current consented resources in the county are of the order of 22.95 million tonnes, meaning that a further 59.7 million tonnes needs to be identified and allocated as part of the plan process.
- I.5 Site A83 is one of a number of sites being promoted by BAL which include extensions to the existing unit at Colemans Farm Quarry. Site A83 is situated on land to the south of the A12 and is relatively remote from the existing quarry but could be connected by means of conveyor and/or haulage by the public highway.
- I.6 As part of the emerging MLP, the Council has developed and approved a detailed Site Selection Methodology (“SSM”) and implemented this to apply a traffic light scoring system to all fifty-two candidate sites promoted through this exercise.
- I.7 The SSM considered sixteen different categories and developed a specific scoring system for each of the sixteen categories. Site A83 has scored Green in five categories; one in Amber/Green; five in Amber; four in Red/Amber; and one in Red.
- I.8 BAL have commissioned works to examine the application of the SSM relative to this site and consider what mitigation measures could potentially be required to manage identified impacts, and thereby reduce the potential scoring under the given category, in particular where a red or red/amber score was identified.
- I.9 This submission will provide the following:
 - i. Detailed consideration of baseline setting;
 - ii. Presentation of an outline draft working scheme;
 - iii. Presentation of outline draft restoration concept; and
 - iv. a detailed review of the criteria used on the SSM, in particular on the six criteria where a high level of scoring has been identified.
- I.10 BAL is providing this information on a proactive basis, consistent with the requirements of front loading under the NPPF. It is also beneficial to the company to identify potential constraints and potential mitigation measures at the site albeit in high level terms in order that detailed schemes of working and restoration can be developed.
- I.11 The SMM summary/site assessment profile presented by the Council as part of this consultation process is reproduced at Appendix I.

- I.12 The technical reviews provided as part of the submission consider the scope for impact, but are in no way intended to provide a comprehensive Environmental Impact Assessment at this time.
- I.13 BAL would like to secure a Preferred Site status the under the emerging plan, and have therefore provided this detailed information to allow a more developed understanding of the baseline and scope for impact.
- I.14 BAL has a proven track record in the working of sand and gravel sites in the River Blackwater along with the restoration of the same, and can develop a scheme that will have a long term beneficial effect on the site and surrounding area.
- I.15 It is recognised that size and scale of the site could be of concern to a number of interested parties, but if allocated and developed could have many benefits consistent with the objectives of the Minerals Local Plan as follows:-
- a) the site has the potential to provide significant and sustainable quantities of sand and gravel to support the growth and infrastructure requirements the east of the county;
 - b) the location of the site with long term access to the diverted/upgraded A12 is favourable to move the materials to the market in a sustainable manner as possible given the lack of rail and water opportunities in the county;
 - c) the site has the potential to provide a long term more diverse landscape of greater value both in landscape and nature conservation terms, or could alternatively resolve any minerals safeguarding policy conflicts for the employment land uses being promoted under the Local Plan; and
 - d) the restoration scheme has the potential to deliver significant habitat enhancement;
- I.16 The current iteration of the MLP has been released with an extensive evidence base, including forecasts for the new mineral provision in the county, and a separate topic paper on Growth Locations and Projected Growth. The latter document confirms the site setting in the centre of the county with access to a number of “Growth Locations” including Braintree, Chelmsford, Witham, Kelvedon and Maldon.
- I.17 Development at such locations will require 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.
- I.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 set out a high-level means by which to summarise the baseline setting of the given promotion.
- 2.2 The total site area and proposed extraction for Site A83 was carefully considered in view of existing land uses and perimeter features such as the A12 and nearby residential premises including cultural heritage assets around Hole Farm itself. 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 C45/8/9002A):
- Hole Farm to the north; and
 - Farmside Cottages to the north.
- It should be noted that Durnward Cottage, and the Woodland and Brookside Cottages are no longer present.
- 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 (which already includes a range of intervening features including agricultural buildings) 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 70m stand off from the red line boundary to the given residential receptor. Relative to the Fire and Rescue HQ, a 60m stand-off has been from the main building itself, 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 An updated proforma is presented at Appendix 2 confirming the revised site area of 13.86 hectares.
- 2.7 Site A83 is situated within the Hole Farm, which is part of a wider ancestral estate, situated in the parish of Great Braxted in the centre of the county.
- 2.8 The site is located in a wider network of public highways, comprising:
- the A12 which afford a central corridor to access markets across the county; and
 - the B1024 London Road.
- 2.9 The northern perimeter of the site is secured by the A12 along with the premises at Hole Farm. To the south is the River Blackwater and adjoining floodplain. The most prominent feature is the Fire & Rescue HQ to the west.

- 2.10 In an historical context, the site is situated in a sensitive setting with 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.
- 2.11 The site extends over an area of approximately 13.86 hectares with a gently rising landform within the site rising from circa 20m AOD in the west to around 25m AOD in the east near the A12. The effect of this topography, along with surrounding vegetation and land use, serve to constrain views into the site.
- 2.12 In the context of Rights of Way, the site is bisected by a single right of way (FP Kelvedon 27) which would require temporary diversion in the event that the site is allocated and developed over time.
- 2.13 The technical reports provided at Appendices 3 and 4 inclusive provide specific details on the baseline setting going beyond a purely desk-based approach.

Geology

- 2.14 The published geological information covering the Site A83 (including Mineral Assessment Report TL81) indicates that the operations (including the proposed allocation) are located in an area of superficial deposits of Pleistocene to recent age, which form part of a terrace system occupying the valley of the River Blackwater.
- 2.15 The sand and gravel deposits (comprising elements of River Terrace and re-worked materials) are underlain by Boulder Clay, which is in turn underlain by the Jurassic London Clays.
- 2.16 Drilling surveys have proven the presence of an almost continuous spread of sand and gravels underlying the whole of the proposed allocation area, overlain by small amounts of sandy clay overburden and soils.
- 2.17 Mineral deposit thickness in the allocation area ranged between 1.3 metres and 7.4 metres, averaging just over 4.6 metres. Drilling evidence suggests that there is a significant channel of deeper mineral through the north of the proposed allocation. The slight changes to the stand off relative to the Fire and Rescue Centre have taken an estimated 5,000 tonnes of reserves, meaning that this area is now promoted at 0.75 million tonnes.
- 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 extracted at the current site with an approximately equal split between fine and coarse aggregates with sub 10% fines.

SECTION 3

OUTLINE WORKING SCHEME

- 3.1 It is considered that Site A83 is an appropriate location from which to source sand and gravel that could be exported and processed at the existing operations at Colemans Farm Quarry. BAL is developing an outline working scheme which is illustrated on Plan C45/8/9003A. 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 nearby residential premises and other sensitive land uses;
 - to make sure any woodland or other sensitive habitats adjoining the site remains undisturbed and unimpacted by the scheme;
 - to ensure that all soils associated with best and most versatile agricultural land are stripped, handled and replaced sensitively;
 - to ensure that any features of nature conservation value on and adjacent to the site are protected and managed as required;
 - to ensure that the setting or significance of adjacent and nearby heritage assets is affected as less as possible and “less than significant harm” is created;
 - ensure best use of all on-site resources to minimise the need for imported materials to achieve restoration;
 - to ensure that the public rights of way that cross the site remain 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 A83 would be transported to the plant site at Colemans Farm Quarry, where it will be washed, graded and stocked prior to export off site. BAL have prepared and submitted an application to relocate the plant site onto land known as Appleford Farm.
- 3.3 It is proposed that groundwater will be pumped from the deposit to enable dry workings, with the water pumped initially into an on-site sump before discharge off site 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 or by hauling the as-raised to the plant site via the A12.
- 3.5 The proposed limit of extraction is illustrated on Plan C45/8/9003A. The proposed extraction area has been defined using the following stand-offs: -
- 100m to nearby residential development, including properties off Lea Lane;
 - 20m to the A12 (existing and proposed);
 - 70m to the Fire and Rescue Centre;
 - 30m to the River Blackwater; and
 - 10m to remaining perimeters.

- 3.6 Plan C45/8/9003A shows five 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 under four years. This would be reduced to approximately two and a half years at an output of 350,000 tonnes per annum. The slight changes to the stand-off relative to the Fire and Rescue Centre have taken an estimated 5,000 tonnes of reserves, meaning that this area is now promoted at 0.75 million tonnes.
- 3.7 In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert FP Kelvedon 27. A potential diversion route is illustrated on Plan C45/8/9003A. The proposed route is considered to be no less accommodating than the existing route.

A12

- 3.8 In light of the approved A12 improvement works (which now have royal assent) it may be necessary for BAL to relocate certain elements of the infrastructure of Colemans Farm Quarry, including the processing plant which is currently sited on land which lies within the footprint of the proposed A12 works (refer to Plan C45/8/9001A).
- 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. It is envisaged that the size and capacity of the relocated plant site would be near identical to the existing arrangements on site. In such a scenario the potential for a conveyor link via other sites being promoted in this exercise is increased.
- 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 would most likely be transported to the existing processing plant using either HGVs via the A12.
- 3.11 For the avoidance of doubt the access strategy for this site is, in order of preference: -
1. The haulage internally through Sites A84 and A50 using a combination of ADTs / field conveyor (as appropriate) for delivery to the processing plant site;
 2. The creation of a new access point onto the A12 Kelvedon junction for on road haulage of as raised back to the Colemans processing plant. Given the nature of this haulage it is expected that electric HGVs may be appropriate to use in support of sustainability objectives.
- 3.12 In addition to this primary element, there are two potential locations for the processing plant site location, dependent on the progression of the A12 widening scheme.
1. **Existing:** The current Colemans processing plant site benefits from an access onto Little Braxted Lane which is expected to be the ultimate point of access for these saleable materials onto the trunk road network. As raised materials will be transported to this plant site from Appleford South over Braxted Road using either a new crossing point for vehicles, or a field conveyor road crossing;
 2. **Relocated:** The current Colemans processing plant site is subject to an application to relocate into the boundary of Site A50 in light of the A12 DCO (see ECC application ref ESS/42/23/BTE). Shall this have occurred prior to the working of Hole Farm then as raised materials will be transported to the processing plant site in Site A50 via conveyor / ADT internally. In this instance the interface between Braxted Road and the A12 will have been significantly upgraded and serve as the access route onto the trunk road network for saleable material with egress from Site A50 (As per the transport

assessment submitted with planning application ref ESS/42/23/BTE and appended to supplementary statement for Site A50);

3. If it is not proposed to use the existing Braxted Road / Rivenhall End junction in the working of Sites A83/A84 and/or A50. Materials will be moved internally as described at 1)
4. Appleford Bridge will only be used for local deliveries with no intensification from the current permitted levels of activity.

Advance Planting

3.13 In view of the nature and scale of the proposals and the environmental context of the site, the need for advanced planting over and above existing features is considered to be minimal, but with reference to Plan C45/8/9003A includes for the following: -

- Native broadleaf woodland block planting around the area of Hole Farm; and at other areas of potential visual sensitivity; and
- management and enhancement of existing woodland and hedgerows, in particular in the north of the site

SECTION 4

OUTLINE RESTORATION CONCEPT

- 4.1 It is proposed that land within Site A83 will be restored primarily to agriculture (refer to Plan C45/8/9004A) thereby safeguarding the value of the best and most versatile soils resources that are likely to be present in the proposed allocation. The proposed restoration concept illustrated in the above referred plan could also provide for selected nature conservation habitat appropriate to the landscape, hydrological and ecological setting of the site.
- 4.2 This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e. reinstate agricultural land and provide nature conservation benefit), but with a primary focus on reinstating the arable setting of Hole Farm, thereby removing any scope for long term impact on the Listed Building asset therein.
- 4.3 Section 3 of the draft Minerals Local Plan amongst other matters highlights the importance of restoration to achieve high quality sustainable landforms and land uses. Such schemes should be developed and delivered in a timely manner to minimise the scope for adverse effects over long periods of time.
- 4.4 The restoration of minerals sites are supported by detailed and rigorous management plans to ensure the implementation and development of the restoration schemes. This is supplemented by aftercare schemes to ensure that the land uses and habitats are well managed to ensure their long-term integrity. This is a long-established principle at the existing quarry at Colemans Farm.
- 4.5 The section recognises the importance of a phased approach of restoration and the scheme provided in this report (although still in outline form) is predicated on this basis. BAL has developed an outline restoration concept which is illustrated on Plan C45/8/9004A. The aims and objectives of the concept are as follows:
- (i) to provide a long term sustainable landform;
 - (ii) to ensure that all best and most versatile agricultural land is restored to arable cultivation to the same or higher standard at the earliest opportunity;
 - (iii) to ensure an improvement in the nature conservation value of the site into the future;
 - (iv) to ensure that the long term setting or significance of adjacent and nearby heritage assets is in no way reduced; and
 - (v) ensure best use of all on site resources to minimise the need for imported materials to achieve restoration;
 - (vi) to provide an enhanced network of public rights of way to support recreational aspirations; and
 - (viii) to ensure all water run-off is maintained on site and only discharged in a controlled manner.
- 4.6 In this regard, the concept illustrated on Plan C45/8/9004A provides for a farmland reinstatement and nature conservation creation, supplemented by a network of permissive rights of way to improve connectivity across the landform, in particular east-west.
- 4.7 The scheme will contribute positively to the environment, consistent with draft policies S12, and DMI, articulated in the emerging MLP as well as consistent with National Policy Guidance. The nature conservation habitats envisaged include:
- broadleaf woodland;

- wetland habitats;
- neutral grassland habitats; and
- farmland margins.

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

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

SECTION 5

SITE ASSESSMENT

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

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

Table I: Summary of the scoring of Site A83

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

5.4 Sections 6 and 7 below and the contents of Appendices 3 and 4 will provide detailed evidence to challenge the assessment under Transport, Access and Historic Buildings, and suggest mitigation measures to enable the scope for impact to be re-examined.

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

- Landscape & Visual Amenity;
- Archaeology;
- Flooding;
- Hydrology, Hydrogeology and Drainage; and
- Soils Quality.

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

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

Addressing each in turn.

Public Rights of Way

5.7 The site assessment (refer Appendix 1) scored this element as a High Impact, as a public right of way will need to be diverted to facilitate the development of the deposit. This is accepted by BAL although the company would argue that the diversion of such assets is often part and parcel of minerals development (including at the existing Colemans Farm Quarry) and as such to score a single diversion (which will only need to be in place for a temporary period) should not necessarily be scored as Red/Amber as high levels of mitigation are not required to make the site acceptable. BAL would propose that the site only be scored Amber under this criteria.

Health and Amenity

5.8 The SSM reported that **“One public building (fire rescue and service) is 20m west. One residential building is 20m north and one farm building is 20m north of the Site. Four farm buildings are 60-90m north of the Site. One residential building is 250m south east, one commercial building is 200m south, two residential buildings are 200-250m south and two residential buildings are 180-200m north west. 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”**

5.9 The only residential receptors in proximity are Hole Farm itself and the Farmside Cottages. The latter are circa 70m from the site and the residence at Hole Farm is shielded by intervening farm buildings. Durwood Cottage together with Woodlands and Broadside Cottages are no longer present.

5.10 It is proposed that the Fire and Rescue HQ is a lower sensitivity receptor, and as such does not need to benefit some a large standoff (see Section 5 below). The extraction area benefits from a 60m standoff to the Fire and Rescue HQ.

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

- 5.16 Based on the commentary provided above and consideration of the scoring criteria in the SSM these changes to the promotion area are suggested to make Site A83 an “Amber” site, as per the contents of table 2 of Appendix I of the SSM.

SECTION 6

TRANSPORT & ACCESS

6.1 The site has been scored as Red/Amber under the Transport Heading which means that ***“(iii)Where access to the main road network in accordance with (i) and (ii) below is not feasible, road access via a suitable* existing road prior to gaining access onto the main road network will exceptionally be permitted, having regard to the scale of the development, the capacity and form of the road and an assessment of the impact on road safety”.***

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

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

- ***Access is proposed via a modified access serving Appleford Farm onto Braxted Road which is a Secondary Distributor in Essex County Council’s Development Management Route Hierarchy. This corresponds to (iii) in the methodology (see Appendix G Transport for full methodology):***
- ***Where access to the main road network in accordance with (i) and (ii) above is not feasible, road access via a suitable existing road prior to gaining access onto the main road network will exceptionally be permitted, having regard to the scale of the development, the capacity and form of the road and an assessment of the impact on road safety***
- ***From a highway viewpoint Braxted Road, Oak Road and Henry Dixon Road and associated connections to the Main/Strategic Road Network via the A12 Trunk Road are not suitable in their current form.***

6.3 Under the Access criteria the site was also scored as Red/Amber meaning that ***“The access is not acceptable in its current form and is likely to require high levels of mitigation to make the Site acceptable.”***

6.4 The key findings of the assessment published by the Council in Appendix H of the SSM are the same as as follows:-

- ***A Transport Statement scoping report supporting site A50 indicatively shows a modified access arrangement on drawing 15057-26B. It is proposed that this access also serves sites A83 and A84. This does not currently show that simultaneous access for two HGVs can be achieved but indicates that appropriate visibility splays are achievable at this location to accord with surveyed vehicle speeds.***
- ***Confirmation of land ownership and highway boundary required but it is likely that access could be modified further.***
- ***Interaction of modified access to Appleford Farm with Braxted Bridge and existing minerals access serving Colemans Farm required.***

- 6.5 Like many of the sites being promoted as extensions, BAL are able to offer flexibility as regards to site access, either using the access through Appleford Farm, or in the event Site S84 of Site A50 isn't allocated a new access to the north onto the realigned A12.
- 6.6 In respect of the latter an Access Appraisal has been commissioned in support of this submission is reproduced at Appendix 3 with a brief to review the highway access principles and capacity implications of the potential access to the north.
- 6.7 Section 2 of the note provides details on baseline setting, with consideration of other sensitive receptors under Section 3 of the same. Options for site access are considered in Section 4, and Implications for Development – Traffic Impact is considered at Section 5 considering the scenario post A12 development. The new option for access to the north includes (subject to the National Highways widening scheme), for the improvement of the existing field into a left in / right out junction on the existing A12 along the site frontage that is to be widened as part of the A12 scheme.
- 6.8 Section 6 of the report addresses the key findings within the RAG assessment, accounting for the A12 DCO within the access options. Additionally, the existing A12 would no longer be part of the Strategic Road Network following the scheme, therefore opening the opportunity for construction of a new access on the downgraded A12 along the site frontage.
- 6.9 Subject to the detailed assessment as part of the planning application, it is considered that the access proposals could provide a viable access to serve the site from the existing A12, subject to completion of the National Highways A12 to A120 Widening Scheme.
- 6.10 For the avoidance of doubt the access strategy for this site is, in order of preference:-
1. The haulage internally through Sites A84 and A50 using a combination of ADTs / field conveyor (as appropriate) for delivery to the processing plant site;
 2. The creation of a new access point onto the A12 Kelvedon junction for on road haulage of as raised back to the Colemans processing plant. Given the nature of this haulage it is expected that electric HGVs may be appropriate to use in support of sustainability objectives.
- 6.11 As the proposals follow on from a phase of development established by the A12 works, part of which an existing access could be developed it is proposed that the site should be scored as 'Green' under the RAG methodology outlined as part of Appendices G and H of the SSM as the access would be formed from an existing junction without causing a detrimental impact upon the safety and efficiency of the network.

SECTION 7

CULTURAL HERITAGE

- 7.1 The site has been scored as Red/Amber which means that **“The impact is likely to be major, amounting to a MID level of less than substantial harm to the significance of heritage assets, and is likely to require high levels of mitigation to make the Site acceptable.”**
- 7.2 The key findings of the assessment published in Appendix D of the SSM by the Council are as follows:-
- **The allocation of the Site and the proposed quarrying works would result in a high level of less than substantial harm to the Grade II* Listed Hole Farmhouse (List Entry Number: 1123803). The quarrying of the Site would fundamentally alter the last surviving part of the listed building’s original setting.**
 - **The impact on other nearby heritage assets to the south and east would be**
 - **minor.**
- 7.3 A desk based Heritage Appraisal has been commissioned in support of this submission (reproduced at Appendix 4) with a brief provide advice regarding the potential heritage constraints posed by a group of designated heritage assets adjacent to a proposed site for a railhead on land at Pond Farm.
- 7.4 The note confirms the receptors and relevant policy with Paragraphs 15-20 inclusive providing a detailed description of the assets, and Paragraphs 21-28 inclusive addressing the key findings within the RAG assessment.
- 7.5 The note acknowledges the changes in development areas and provision of landscaping areas that have been outline on the submitted plans, which have the potential to reduce the scope for impact. The note also acknowledges the short-term temporary nature of the scheme and wholly reversible effects, with the agricultural setting of the Hole Farm Farmhouse in particular reinstated in full as part of site restoration, with potential enhancements of limited significance in the foreground.
- 7.6 The note reproduced at Appendix 4 concludes that with sufficient mitigation in the form of the landscape buffer and planting (in order to filter any visibility) the level of harm posed to this group of assets could potentially be reduced to a medium level of less than substantial harm overall.
- 7.7 This would then equate to a “Red/Amber” score based on the RAG methodology outlined at Appendix D of the SSM.

SECTION 8

SUMMARY AND CONCLUSIONS

- 6.1 In view of the above assessments it is considered that the scoring for the Site A83 should be amended, as summarised in Table 2 below. Rows shaded in green show areas where the scoring should be altered with the proposed level identified.

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

Table 2 – Proposed revised scoring for Site A83

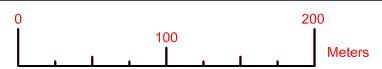
Revised Plans

C45/8/9001A Revised Location Plan













C45/8/9002A Revised Site Plan

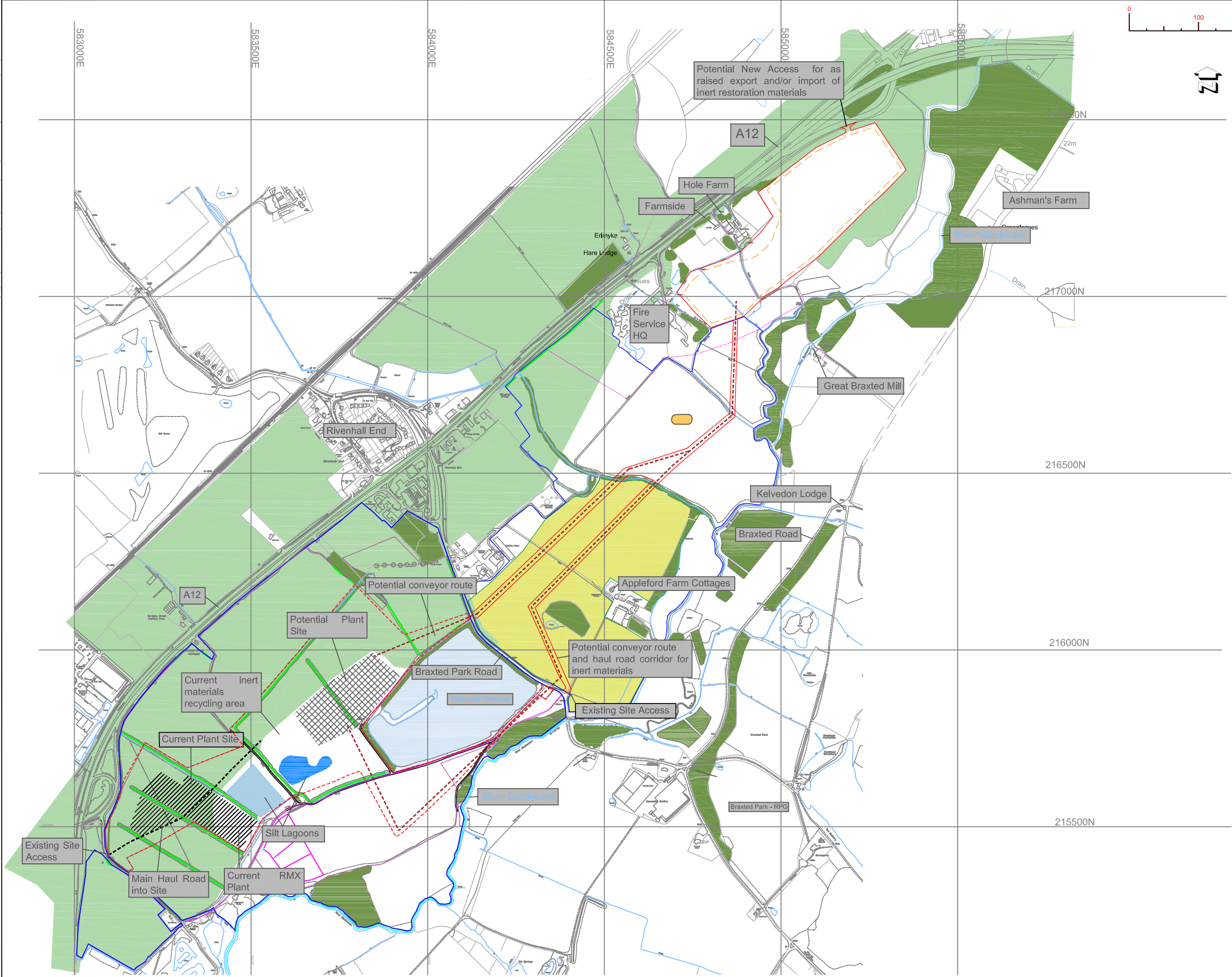
C45/8/9003A Revised Concept Working Plan

C45/8/9004A Revised Concept Restoration Plan

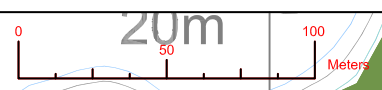
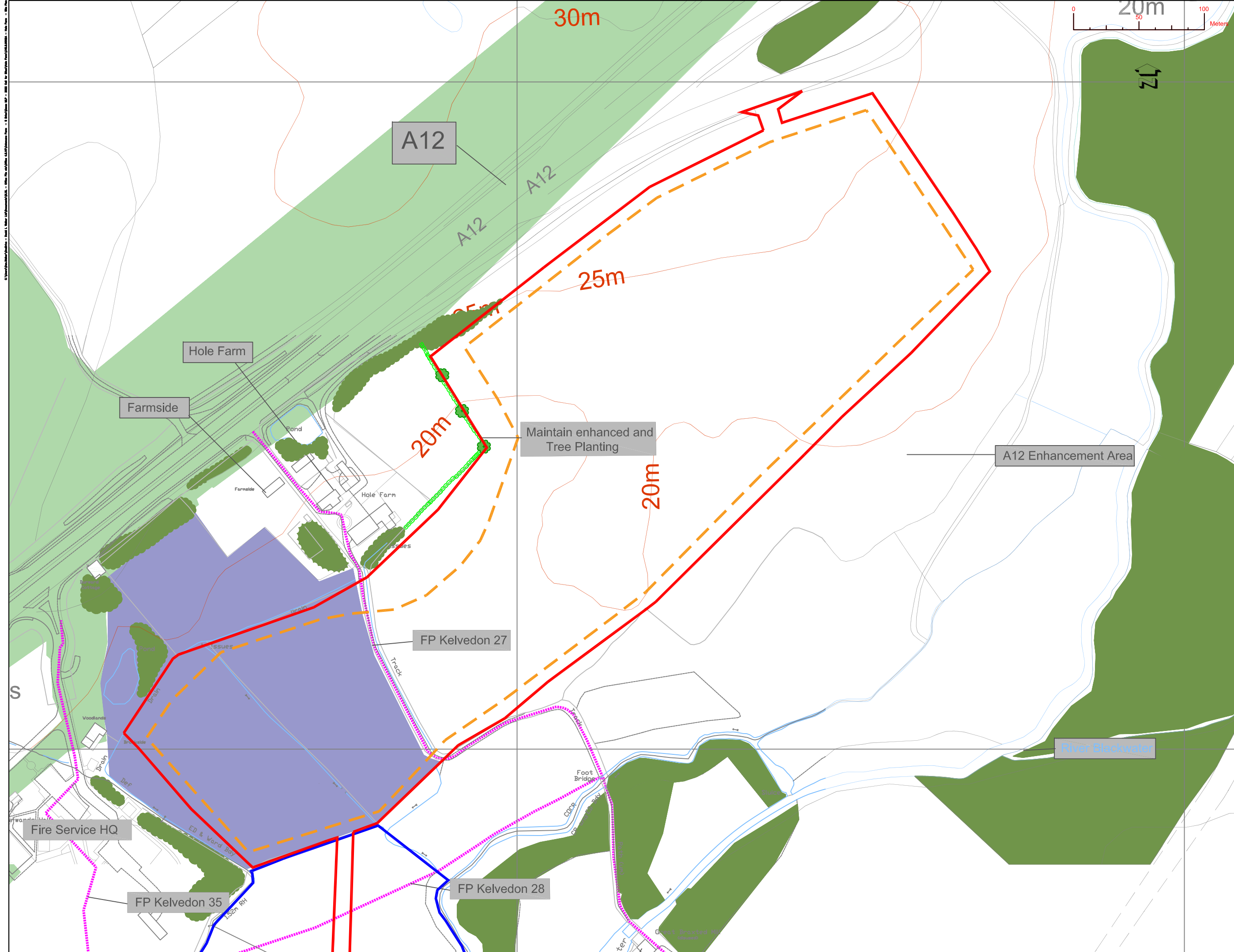


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- LEGEND**
-  PUBLIC RIGHT OF WAY
 -  PROPOSED ALLOCATION SITE
 -  RESOURCE BLOCK
 -  WOODLAND BLOCKS
 -  APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
 -  SCHEDULED MONUMENT
 -  SITE A50
 -  CURRENT PLANT SITE
 -  POTENTIAL PLANT SITE
 -  MAIN HAUL ROAD INTO SITE
 -  POTENTIAL HAUL ROAD/CONVEYOR TO SITE A83
 -  CURRENT PERMISSION AREA RETAINED TO SUPPORT SITE A83



BRICE AGGREGATES LIMITED		
Site LAND AT COLEMANS FARM, WITHAM, ESSEX		
Title Land at Hole Farm - Site A83 Location Plan		
Scale 1:10000	Date Oct 24	Drawing No. C45/8/9001B
Drawn By DW	Checked By CB	



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

A12

A12

A12

A12

30m

25m

20m

20m

A12 Enhancement Area

Maintain enhanced and Tree Planting

FP Kelvedon 27

River Blackwater

Fire Service HQ

FP Kelvedon 28

FP Kelvedon 35

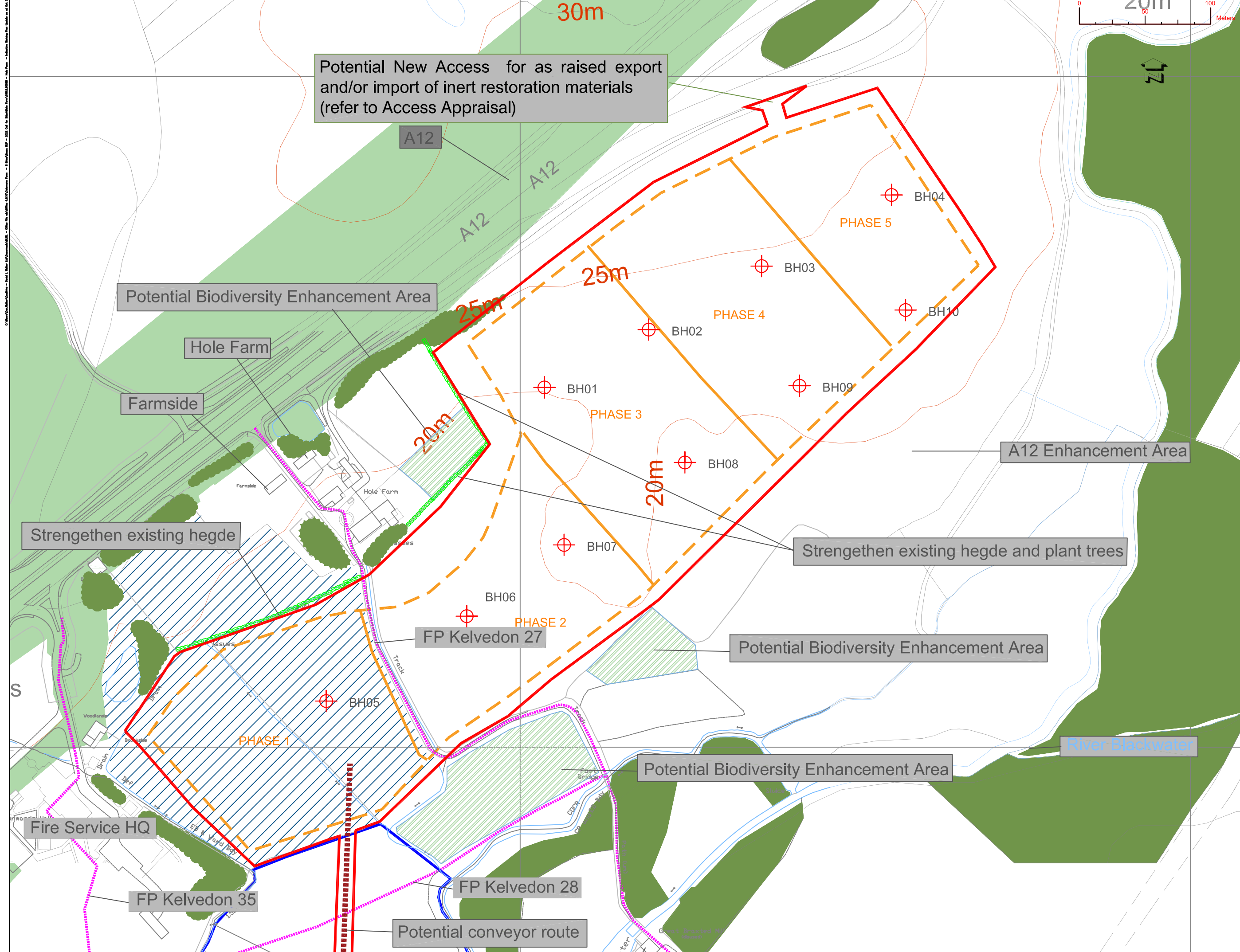
BRICE AGGREGATES LIMITED

LAND AT COLEMANS FARM, WITHAM, ESSEX

Land at Hole Farm - Site A83

Site Plan

Scale 1:2500 Date Oct 2024 Drawing No. C45/8/9002B



Potential New Access for as raised export and/or import of inert restoration materials (refer to Access Appraisal)

Potential Biodiversity Enhancement Area

Hole Farm

Farmside

Strengthen existing hedge

Fire Service HQ

FP Kelvedon 35

Potential conveyor route

FP Kelvedon 27

BH06

PHASE 2

Potential Biodiversity Enhancement Area

FP Kelvedon 28

Strengthen existing hedge and plant trees

Potential Biodiversity Enhancement Area

A12 Enhancement Area

BH08

PHASE 3

BH01

25m

PHASE 4

BH02

BH03

PHASE 5

BH04

BH10

20m

BH07

BH09

BH08

20m

BH01

BH02

BH03

BH04

BH10

River Blackwater

0 20m 50 100 Meters

- LEGEND**
- PUBLIC RIGHT OF WAY
 - PROPOSED ALLOCATION SITE
 - RESOURCE BLOCK
 - WOODLAND BLOCKS
 - APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
 - KELVEDON PARK EXTENSION
 - BOREHOLE ID WITH MINERAL DEPTH IN M
BH06 (4.2)
 - POTENTIAL BIODIVERSITY ENHANCEMENT AREA



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

Appendix I

Site Assessment profile as presented by Essex CC

<i>Candidate Site Reference</i>	<i>Candidate Site Name</i>	<i>District</i>	<i>Existing use</i>	<i>Site Area (ha)</i>	<i>Potential Yield (million tonnes)</i>
A83	Colemans Farm – Hole Farm	Braintree	Agricultural	14.17	0.8

The Site is promoted as an extension to an existing mineral site (Colemans Farm Quarry) and is located north east of Colemans Farm Quarry, and north east of Site A50. The Site is proposed as a further extension in addition to Site A50. The Site area is approximately 14.17 ha and is proposed for approximately 0.8 million tonnes of sand and gravel extraction which would be transported to a plant site 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. Infrastructure needed includes a supporting network of haul roads for the import of inert materials for the restoration of the Site. The adjoining uses include agricultural fields, woodland, the A12, and residential and commercial buildings. The village of Kelvedon is located to the north east of the Site. Proposed access is via the existing access into Appleford Farm and would pass through Site A84 and A50. See Appendix J for a detailed map of the Site.

Summary of RAG Assessment

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

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

Key findings of the assessment are as follows:

- The Site is very characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located close to the River Blackwater, the Site is lined by linear willow and poplar trees which are a strong local feature of the landscape. The remainder of the Site comprises arable fields with open views of the river. Appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.
- A public right of way (PRoW) Footpath 27 (Kelvedon) enters the Site on the south-eastern edge, crossing the River Blackwater. The footpath then runs through the Site to Hole Farm and provides open views across the whole site.

- The River Blackwater is c.65 metres east of the Site there are several watercourses on or near to the Site which feed into the River. These create potential pollution pathway for water quality between the proposed mineral Site and a number of statutory wildlife sites. The potential for Likely Significant Effects, particularly to the Blackwater Estuary Special Protection Area and Ramsar site and the Essex Estuaries Special Area of Conservation will need to be considered through a plan-level Habitats Regulations Assessment.
- The Site is situated on low-lying land east of the A12 and comprises arable fields and contains several watercourses. An area of Lowland Mixed Deciduous Woodland Priority habitat is located next to the Site, near the River.
- The Site is graded Amber/Green because it could have a moderate impact upon the River Blackwater, local designations and Priority habitats and species -including the nearby Lowland Mixed Deciduous Woodland Priority habitat and farmland species- and are likely to require low levels of mitigation to make the Site acceptable. The Site's groundwater may be affected, which in turn could affect on-site and off-site habitats. Buffers are likely to be required near to watercourses and their water quality must not be affected by the proposals.
- The allocation of the Site and the proposed quarrying works would result in a high level of less than substantial harm to the Grade II* Listed Hole Farmhouse (List Entry Number: 1123803). The quarrying of the Site would fundamentally alter the last surviving part of the listed building's original setting.
- The impact on other nearby heritage assets to the south and east would be minor.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence. The Site contains a circular cropmark feature and pits suggestive of ritual or settlement activity.
- The Site lies within 300m of a scheduled monument and further evidence for extensive prehistoric ritual activity.
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene faunal and palaeoenvironmental remains. Mitigation will be required in areas which have not been previously investigated.
- 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 'medium' groundwater flood risk.
- The Site is entirely within Flood Risk Zone 1 and therefore is not at risk from fluvial flooding.

- Access is proposed via a modified access serving Appleford Farm onto Braxted Road which is a Secondary Distributor in Essex County Council's Development Management Route Hierarchy. This corresponds to (iii) in the methodology (see Appendix G Transport for full methodology):

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

- From a highway viewpoint Braxted Road, Oak Road and Henry Dixon Road and associated connections to the Main/Strategic Road Network via the A12 Trunk Road are not suitable in their current form.
- A Transport Statement scoping report supporting site A50 indicatively shows a modified access arrangement on drawing 15057-26B. It is proposed that this access also serves sites A83 and A84. This does not currently show that simultaneous access for two HGVs can be achieved but indicates that appropriate visibility splays are achievable at this location to accord with surveyed vehicle speeds.
- Confirmation of land ownership and highway boundary required but it is likely that access could be modified further.
- Interaction of modified access to Appleford Farm with Braxted Bridge and existing minerals access serving Colemans Farm required.
- 1 Public Right of Way crosses the Site. 5 Public Rights of Way are within 100m of the Site. Appropriate consideration would be needed to mitigate potential impacts on these Public Rights of Way and high levels of mitigation may be required which is likely to include diversion especially with regard to the Public Right of Way crossing the Site.
- The Site has unproductive/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A water course is 70m south east of the Site and River Blackwater is 90m north east. 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.

- One public building (fire rescue and service), one residential building and one farm building is outside the Site boundary less than or equal to 20m from the Site. Four farm buildings, five residential building and one commercial building 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.

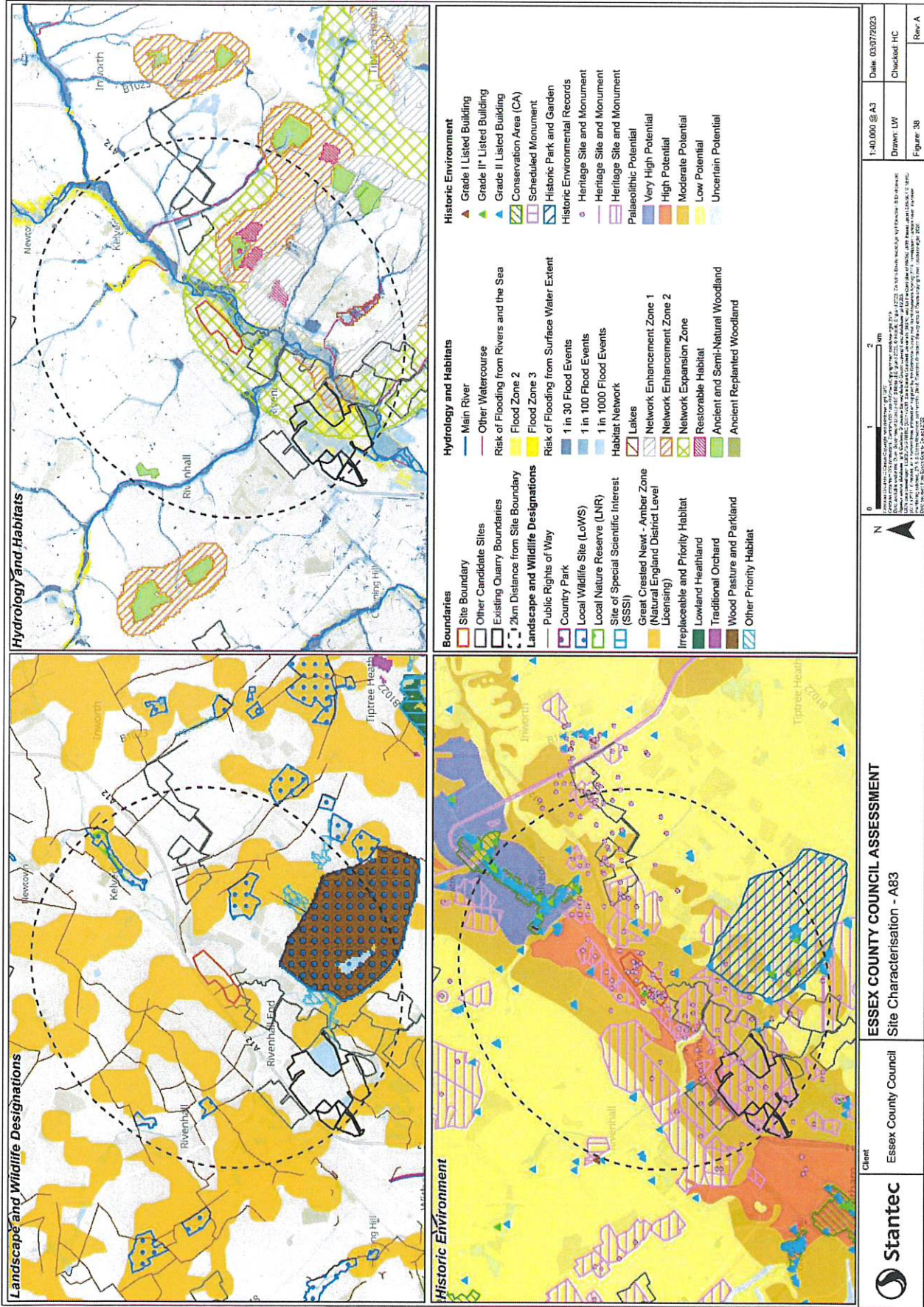


Figure 3.38: A83 - Colemans Farm - Hole Farm

Appendix 2

Updated ProForma

ESSEX MINERALS LOCAL PLAN (2014) REVIEW 2040

Call for Sites Pro-forma – Potential Site for Mineral
Extraction **updates in Green as at October 2024**

About You

Please indicate whether you are acting as the:

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

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

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

Other (Please specify)

Agent Details:

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

Who are you representing?

Landowner.....

Operator/ Developer.....

Other (Please specify)

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

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	RA Brice & Partners
Address	[REDACTED]	Address	Colemans Farm Little Braxted Lane Witham Essex
Postcode	[REDACTED]	Postcode	CM8 3EX
Contact Name	[REDACTED]	Contact Name	Oliver Brice
Telephone	[REDACTED]	Telephone	01376 511619
Email	[REDACTED]	Email	oliver.brice@briceaggregates.co.uk
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)	A83
Site Name:	Colemans Farm Quarry – Hole Farm Prospect
Site Address	Hole Farm Witham Essex
Postcode	CM8 2DW
District and Parish(s)	Braintree, Rivenhall
OS Map Reference (6 figures)	TL 850 172
Total Site Area (hectares)	13.86 ha potentially increasing to 17.86 hectares to secure connections with existing site, and up to 49.72 hectares with the inclusion of plant site and ancillary facilities in existing site (refer to Plan C45/8/9001B).
Extraction Area (hectares)	11.44 ha
Current Land-use	Agricultural Land
Would this be a new mineral site, extension to existing mineral site/ allocation or a replacement to a previously submitted site?	<input type="checkbox"/> New Site <input checked="" type="checkbox"/> Extension to an existing site, existing MLP allocation or new candidate site (please provide details eg MLP 2014 site allocation code/ name of site)

	<p>submitted through Call for Sites March 2022/ site name on planning application/ existing planning permission reference)</p> <p>Proposed extension to Colemans Farm Quarry, to be worked on a standalone basis (potentially as a satellite site to the existing quarry) or worked in conjunction with sites A52 and A84 as promoted by BAL.</p> <p>If applicable, please indicate the proximity of this site to existing site(s) set out above</p> <p>The proposed extension is located circa 655m northeast of Colemans Farm Quarry, and is located in proximity to Site A50 as promoted by BAL in the March 2022 Call for Sites exercise.</p> <p>In order to ensure access to Site A50, it will be necessary to route through an additional area known as Appleford Bridge – North (i.e site A84), that is being promoted as part of this later exercise, such area also under the control of BAL.</p> <p>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.</p> <p>This site is proposed as a further extension in addition to Site A50 and Site A84.</p>
<p>Is there confirmed mineral operator interest in working the site? Please evidence.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>Is the site currently vacant?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>

	<input checked="" type="checkbox"/> Agricultural Use <input type="checkbox"/> Other (please describe) There are access tracks across the agricultural landholding, but otherwise the site is in agricultural mainly arable use.
Are there permits or licences that apply to the use of this land and may impact on operations at the site (which might also affect deliverability)? (Please include reference numbers).	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
If the land is currently agricultural land, is it in an environmental stewardship scheme such as Higher Level Stewardship? (Please provide details of any agreements).	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
Any other known commercial or deliverability issues, such as planning permissions, known ownership, legal or time related constraints that might prevent or delay development? (Please provide details, if applicable)	<input type="checkbox"/> Yes, please describe <input checked="" type="checkbox"/> No
Confirmation that the land subject to the red line boundary is not allocated or proposed to be allocated for any other form of development in existing and/ or emerging Local Plans.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, please describe The proposed allocation is partially within an area that has been allocated for employment use under Policy LLP 4 of the Braintree Local Plan 2013-2033 North Essex Authorities' Shared Strategic Section 1 Plan – Braintree Council. Whilst the timing and outcome of this process is uncertain, the allocation of this site for the working of minerals would be complementary. By working this identified and commercially viable deposit of minerals, in combination with a well designed restoration scheme to provide a

	<p>suitable development platform, the development of the site for employment use could be realised without sterilising scarce mineral reserves.</p> <p>The A12 Chelmsford to A120 widening scheme DCO boundary borders part of the site, though the boundary and proposed working of this minerals promotion have been designed to not conflict with that scheme.</p> <p>The phasing of a working and restoration scheme as part of the proposed allocation under the MLP, could be designed to support employment development by dovetailing with the phasing of a construction scheme thereby working minerals and providing a restoration in advance.</p> <p>Should there be a need within the context of Braintree's Local Plan to realise the development of this employment land sooner than the envisaged working of any mineral development within the proposed allocation, then extraction could occur under a "prior extraction" scenario to prevent the needless sterilisation of these important mineral resources. The operator would be well placed to facilitate any "prior extraction" by extracting the sand and gravel and exporting the same into the existing Colemans Quarry complex.</p> <p>If employment use is not pursued further at present, then should the site be allocated under the MLP and the minerals be worked along the timeframe envisaged below, then the proposed restoration concept would provide a suitable</p>
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	<p>landform for possible future development as and when the land would be required for this purpose.</p> <p>Essex County Council also announced their preferred route for the A120 Braintree to A12 dualling “Option D” which was shown as joining the A12 in the vicinity of this site. The developer understands that the scheme has since been taken over by National Highways and that their preferred route may be subject to a different alignment to the preferred option announced by ECC. The developer also understands that the A120 scheme may be mothballed by National Highways. Nonetheless the proposed restoration would provide a landform compatible with and future or forthcoming road scheme.</p>
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Nature of Development:

<p>Description of proposals and working methodology (inc. whether excavated wet and/or dry)</p>	<p>It is considered that the proposed allocation could form an extension to the existing operations at Colemans Farm Quarry or could be operated on a standalone basis as a ‘satellite’ to the main site.</p> <p>The most likely means to achieve this would be to win the sand and gravel, and either convey through land under control of BAL, or export the sand and gravel back to the plant site for the current site via the A12. The relatively short distance and repetitive work of such haulage could lend itself to the use of electric HGVs or other zero carbon transportation solutions.</p>
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It is proposed that the sand and gravel won from the allocation area will be transported to a plant site using the aforementioned network of haul roads and conveyors, where it will be washed, graded and stocked prior to export off site using the existing access (or similar provisions in the event the A12 is upgraded) onto Little Braxted Lane (refer to Plan C45/9/9001B).

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

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

- 100m to nearby residential development;
- 20m to the A12 (existing and proposed);
- 70m from Fire and Rescue Centre;
- 30m to the River Blackwater; and
- 10m to remaining perimeters (including the adjacent A12 environmental enhancement land).

Plan C45/8/9003B shows four phases of working each with around [REDACTED] tonnes of sand and gravel. Each phase would be worked over a period of six - eight months, with an overall extraction period of approximately three years. This period would be reduced to

approximately 2 years at an output of 400,000 tonnes per annum.

In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpath Kelvedon 27, or more likely seek a temporary closure, with users of the right of way routed via the existing network in the vicinity on the site, namely via Footpath Kelvedon 28 and Footpath Kelvedon 28.

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.

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 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 HGVs (and potentially the secondary access and internal haul road network of Colemans Quarry, or a new access to the highway network in the vicinity of the Kelvedon A12 junction) and / or a field conveyor under / over Braxted Road as appropriate.

A12

In light of the proposed A12 improvement works it may be necessary for BAL to relocate certain elements of the infrastructure of

	<p>Colemans Farm Quarry, including the processing plant which is currently sited on land which lies within the footprint of the proposed A12 works.</p> <p>Should the A12 improvement works proceed and it be necessary to relocate the processing plant, it would be at a location within the current site (refer to Plan C45/8/9001B). It is envisaged that the size and capacity of the relocated plant site would be near identical to the existing arrangements on site. As-dug material from the proposed allocation could be transported to the relocated processing plant using either HGVs routed along the A12 or a field conveyor passing through other land under the applicants control including through Sites A50 and A84.</p> <p>Should the A12 works <u>not</u> proceed and the processing plant remain in situ at Colemans Quarry, then as-dug material from the proposed allocation could only be transported to the existing processing plant using either HGVs or an extended field conveyor system to cross Braxted Road, again through the same sites.</p> <p>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.</p>
<p>Would any additional mineral infrastructure be required or intended on site e.g. processing plant?</p>	<p><input checked="" type="checkbox"/> Yes, please describe the nature of this infrastructure and where it is to be located (indicate on map if possible)</p> <p>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</p>

	<p>be processed through either the relocated or existing processing plant location as appropriate.</p> <p>In any event, the plant and other ancillary facilities would be already established in support of the currently approved activities on site.</p> <p>It will be necessary to establish a field conveyor network to enable the transport of as raised sand and gravel over/under Braxted Road to the plant site in the current operations (detail tbc), and a supporting network of haul roads to enable the import of inert materials to facilitate the restoration of the proposed allocation. The latter would be imported via the existing access onto Braxted Road (upgraded if required) that already services the agricultural and commercial activities at Appleford Farm.</p> <p><input type="checkbox"/> No, please indicate where processing plant will be located</p>
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Nature of Deposit:

<p>Geological information/ formation/ nature of mineral:</p>	<p>The published geological information covering the application site (including Mineral Assessment Report TL81) indicates that the proposed allocation is located in an area of superficial deposits of Pleistocene to recent age, which form part of a terrace system occupying the valley of the River Blackwater.</p> <p>The sand and gravel deposits (comprising elements of River Terrace and re-worked materials) are underlain by Boulder Clay, which is in turn underlain by the Jurassic London Clays.</p> <p>Drilling surveys have proven the presence of an almost continuous</p>
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	<p>spread of sand and gravels underlying the whole of the allocation area, overlain by small amounts of sandy clay overburden and soils.</p> <p>Mineral deposit thickness in the allocation area ranged between ■ metres and ■ metres, averaging just over ■ metres, although evidence suggests that there is a significant channel of deeper mineral through the proposed allocation. Plan C45/8/9003 illustrates the locations of the boreholes and available mineral depths.</p> <p>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 extracted at the current site with an approximately equal split between fine and coarse aggregates with sub 10% fines.</p>
<p>Estimated yield after processing (in million tonnes) This figure must be evidence based, including borehole logs, to substantiate the estimated yield).</p>	<p>■ Mt – refer to Plan C45/8/9003B for summary of site investigation logs, the relevant logs are appended to this submission</p> <p>The slight changes to the stand-off relative to the Fire and Rescue Centre have taken an estimated 5,000 tonnes of reserves, meaning that this area is now promoted at 0.75 million tonnes.</p> <p>(Please provide to 2 decimal places)</p>
<p>Overburden: Thickness ratio, either averaged across site or as separate figures if varied across site.</p>	<p>1: ■</p>
<p>Estimated potential annual output after processing (production rate, Mtpa) of</p>	<p>0.25 Mtpa, potentially increasing to 0.40Mtpa if sufficient additional reserves are allocated to support output growth of Colemans Quarry</p>

<p>mineral, if known, assuming no restrictions.</p>	<p>Should sufficient extension allocations be secured as part of this process, and subject to the necessary planning consents, Colemans Farm Quarry could readily be operated at a higher output that would support the apportionment rate identified in the emerging Essex MLP, in order to support the diversity of supply within the County and the demands of the South and West Essex construction markets.</p> <p>(Please provide to 2 decimal places)</p>
<p>Estimated lifespan of extraction activities, assuming no restrictions.</p>	<p>3.5 years for extraction only, decreasing to 2 years if output is increased to 0.40mtpa.</p>
<p>Justification for extraction if the deposit is not sand and gravel</p>	<p>N/A</p>

Timescales for Working

<p>When would the site be anticipated to come forward as a planning application following adoption of the MLP Review (assuming adoption in 2025)</p> <p>Please indicate which of the following statements apply:</p>	<p><input checked="" type="checkbox"/> a) Site could be worked at any time during the Plan period (2025 to 2040)</p> <p><input checked="" type="checkbox"/> b) Site would be worked in sequence with another existing/ proposed site (please describe)</p> <p>The intention would be to apply for planning consent towards the early years of the plan period to ensure a timely working and restoration given other development propositions in the vicinity. This could support the expansion of Kelvedon Park whilst avoiding any mineral sterilisation and any future requirements in relation to the A120 proposals. Subject to</p>
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	<p>allocation and achieving planning consent, the operator proposes that this site could come into production between 2028 – 2030.</p> <p>Should this site be allocated as part of the MLP review, and in conjunction with other extensions to Colemans Quarry being promoted, it would support the MPA's previously stated objective of achieving a seven year permitted landbank at the end of the plan period.</p> <p><input type="checkbox"/> c) Site would not be commenced until _____, due to _____.</p>
<p>When do you envisage that the site would be likely to commence extractive operations?</p>	<p>The intention is to commence mineral extraction in the proposed allocation towards the earlier years of the plan period.</p> <p>Alternatively, the area could be brought forward if the same is developed as part of the delivery of the scheme under Braintree Local Plan allocation ref LLP4, so that the Kelvedon Park scheme doesn't suffer any issues with minerals sterilisation.</p> <p>Should this site be allocated, 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.</p>

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

Access and Transportation:

<p>Means of exportation of mineral (If a combination please state which methods would be used)</p>	<p><input checked="" type="checkbox"/> Road <input type="checkbox"/> Rail <input type="checkbox"/> Water <input type="checkbox"/> Combination - _____ and _____.</p>
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<p>Proximity and route to main route network</p>	<p>0.0 kilometres</p>
<p>Details of quarry access arrangements including whether improvements to existing access roads/highway will be necessary eg establishing appropriate visibility splays.</p> <p>Has any previous study been undertaken to assess impacts on the highway?</p>	<p>It is proposed that when considering the export of processed sand and gravel the allocation would in effect be accessed via the current arrangements for the existing workings at Colemans Farm Quarry, with some means of crossing over/under Braxted Road for the field conveyor (refer to Plan C45/8/3001B).</p> <p>Should the A12 improvement works have been constructed, and the Colemans Quarry processing plant relocated by the time this proposed allocation becomes operational, HGVs could utilise the newly formed access provisions supporting the relocated plant site which will be provided by National Highways as part of the A12 improvement works.</p> <p>Site A83 will be connected to the plant site by way of a field conveyor through site A84 and A50, or the as raised sand and gravel could be exported by road going HGV's using the facilities below.</p> <p>In relation to the import of restoration materials to facilitate the restoration of the site, it is proposed that the allocation would be accessed via the access arrangements the Fire and Rescue HQ as per the A12 DCO plans (refer to Plan C45/8/9001A). The Access Appraisal provided at Appendix 3 of the Supplementary Statement for Site A83 in April 2024, provides an outline design for such an access.</p> <p>Should the A12 improvement works have not been constructed by the time this site becomes operational, then the intention would be to export the sand and gravel as raised to the</p>

	current plant site at Colemans Farm Quarry.
Number of daily vehicle movements, under standard operational hours (07:00 – 18:30), assuming no other restrictions	<p>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 planning contracts for the current site.</p> <p>Consistent with the current site, these rates of activity include for HGV activity associated with aggregates production; ready mixed concrete activity; aggregates recycling; and the import of inert restoration materials.</p> <p>It should be noted that a this is a maximum figure and day to day it is likely that there will be significant variation in the rates of activity at the site.</p>
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	<p>It is proposed to develop a restoration concept to reinstate the current agricultural land use, but at a slightly 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, but indicative contours are provided on Plan C45/8/9004A.</p> <p>The submitted plan addresses the restoration of the extraction area for Site A83 and immediate vicinity. The restoration of any haul roads / field conveyors connected to Site A83 has been addressed through the promotion of Site's A84 and A50</p>
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together with plans already approved for the existing site.

In this regard, it is proposed to import inert restoration materials (excavation waste comprising clays and soils arising from construction and building developments) at a rate of up to 150,000 tonnes per annum to achieve a beneficial restoration landform.

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

It is anticipated that up to [REDACTED] m³ or circa [REDACTED] tonnes of inert materials may need to be imported to facilitate the restoration of the landform. The exact figure would be dependent on the types and distribution of habitat that will be established as part of the restoration scheme. The content in this regard would be considered in more detail as part of the preparation of a planning application.

Road-going HGVs would import the materials into the allocation (either via the proposed access to the north or via a haul road through Site A50 and A84 the existing access onto Braxted Road to the south west) 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

	<p>required landform prior to soils being reinstated.</p> <p>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.</p>
<p>Proposed after-use(s)</p>	<p>It is proposed that land within the proposed allocation will be restored primarily to agriculture (refer to Plan C45/8/9004A) thereby safeguarding the value of the best and most versatile soils resources that are likely to be present in the proposed allocation.</p> <p>The proposed restoration concept illustrated in the above referred plan could also provide for selected nature conservation habitat appropriate to the landscape, hydrological and ecological setting of the site. There is the opportunity to integrate the proposed restoration landform under this promotion with the adjacent A12 biodiversity enhancement area, thus delivering largescale habitat enhancement and GI.</p> <p>This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e reinstate agricultural land and provide nature conservation benefit) but should the commercial land (i.e Site LLP4 Kelvedon Park) use come to fruition, then the after use may be subject to change. The scheme also has a primary focus on reinstating the arable setting of Hole Farm, thereby removing any scope for long term impact on the Listed Building asset therein.</p>

	<p>The submitted plan provides content for the main allocation area only at this time, as the restoration of the field conveyor/haul road corridor(s) and plant site location(s) on the current site is already addressed via approved plans.</p>
<p>Is infilling proposed? If yes, is it necessary to achieve beneficial restoration, and why?</p>	<p><input checked="" type="checkbox"/> Yes (please explain)</p> <p>The proposed importation of inert materials will have two significant benefits. Initially it will enable the BAL to restore and reinstate the agricultural landform that is currently in place across the site. The importation of materials will also supplement on site resources (estimated at circa 120,000m³) to enable BAL to create a range of nature conservation habitats consistent with local and national policy.</p> <p>This submission is mainly based on the assumption that a traditional restoration concept will be delivered (i.e reinstate agricultural land and provide nature conservation benefit), but should the commercial land uses allocated under the Braintree Local Plan come to fruition, then the same need for infilling is generated.</p> <p>The groundwater lies approximately 2m below existing surface levels making a low level arable restoration unachievable, whilst the only available alternative - the creation of large bodies of open water – would create a landscape incongruous with the pre-extraction setting and of limited ecological value, whilst leading to the loss or arable land containing best and most versatile soils.</p> <p><input type="checkbox"/> No <input type="checkbox"/> N/A</p>

<p>Where the site will require importation of waste for restoration please estimate the tonnage (Mt) and type of waste envisaged (as applicable).</p>	<p> <input checked="" type="checkbox"/> Mt – Inert waste <input type="checkbox"/> -Mt – Residual Non-Hazardous waste <input type="checkbox"/> -Mt – Other waste please specify- <input type="checkbox"/> Not Applicable </p>
<p>Would development contribute to the creation of any of the following Priority Habitats? * Please approximately quantify hectares (ha) for each (as applicable).</p>	<p> 1.67 ha – Coastal and Floodplain Grazing Marsh 0.00 ha – Lowland Heathland & Lowland Dry Acid Grassland 1.60 ha – Lowland Meadows in arable margins 0.00 ha – Open Mosaic Habitats on Previously Developed Land 0.00 ha – Reedbeds <input type="checkbox"/> Not Applicable </p> <p>In addition to the above, the 0.5 hectare and 1.6 waterbodies shown on Plan C45/8/9004, may be appropriately profile to support a reedbed and/or other marginal habitat, and the scheme provides for circa 630m of watercourses (reinstated or new) that have the potential to provide further biodiversity interest.</p> <p>Any further information:</p> <p>The restoration of the proposed allocation as per the concept illustrated on Plan C45/8/9004A, 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 for content on the main allocation area with the restoration of the haul roads/conveyor corridors addressed as part of the promotion of other sites.</p>
<p>How will it be ensured that the development would comply with mandatory biodiversity net-gain requirements?</p>	<p>There will potentially be a need to develop management plans to ensure that net gain is created, managed and maintained into the future. These</p>

	<p>would be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent (and/or a Planning Obligation for long term aftercare of Priority Habitats) for the proposals.</p> <p>It is also recognised that there is the potential to provide biodiversity enhanced before and during the proposed extraction. With reference to Plan C45/8/9003B, there are potentially three areas that even at this early stage lend themselves to potential enhancement: -</p> <ol style="list-style-type: none"> i. area of woodland or orchard planting to the east of Hole Farm; ii. areas to the south of the allocation that could be targeted for enhancement of existing wet grassland and / or woodland habitat; and iii. around the periphery of the A12 enhancement area to further integrate the proposed ecology habitats therein into the surrounding area. <p>These areas will provide circa 1.26 hectares of Priority Habitat Creation during the working of the site, that will be supplemented by a further 0.12 hectares upon completion of site restoration with the area of wet grassland and swales as shown on Plan C45/8/9004A.</p>
<p>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</p>	<p>With reference to the Building with Nature Standards Framework 2.0 document, it is proposed that the restoration scheme could make significant contributions to the following standards:-</p> <ul style="list-style-type: none"> • Standard 1 Optimises Multifunctionality and Connectivity • Standard 6 Secures Effective Place-keeping

<p>to the Building with Nature Standards Framework 2.0 (here)</p>	<ul style="list-style-type: none"> • Standard 9 Delivers Climate Resilient Water Management • Standard 11 Delivers Wildlife Enhancement • Standard 12 Underpins Nature's Recovery <p>Any contributions to these objectives can be secured through management plans to ensure that specific management prescriptions are provided and secured into the future. These could be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent for the proposals.</p>
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* As specified in Essex County Council's [The Supplementary Planning Guidance: Mineral Site Restoration for Biodiversity \(June 2016, page 20\)](#).

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

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

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

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

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

Impact	Proposed Mitigation
<p>Soils and Agricultural Land Value</p>	<p>In respect of Soils and Agricultural Land Value, although site specific soils surveys are yet to have taken place, the experience of the landowner would suggest that the soils resource within the proposed allocation is potentially being of high quality being of best and most versatile value.</p> <p>Restoration to arable land use will ensure that these resources are maintained for future use.</p> <p>Consistent with the existing operations at Colemans Farm Quarry any operations within the proposed allocation would benefit from comprehensive measures to safeguard the condition and integrity of the soil resource.</p>
<p>Ecology</p>	<p>With regard to Ecology, although field surveys have yet to have taken place the majority of the proposed allocation is in agricultural use, and therefore of limited ecological value.</p> <p>Although there are a number of willow trees on site at the moment, in particular along watercourses in the west of the land being promoted, these are a commercial crop that will be harvested by the landowner, and therefore are not viewed as having any ecological value.</p> <p>It is however noted that the area to the south and east of the promotion site may have ecological value or significance by the time the site is brought forward for development, resultant of the planned land use under the A12 DCO scheme should this come to fruition. 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. There is the opportunity to integrate the proposed</p>

restoration landform under this promotion with the adjacent A12 biodiversity enhancement area, thus delivering largescale habitat enhancement and GI.

Notwithstanding, appropriate measures can be put in place to safeguard sensitive habitats around the site perimeter, with schemes (such as a CEMP) to safeguard and manage existing and retained habitats provided through appropriately worded conditions.

There are no designated areas of international or national significance on or in proximity to the proposed allocation.

There are no designated areas of local significance on or in close proximity to the proposed allocation.

There is an area of woodland to the south west of the proposed allocation area that has been designated as Priority Woodland Habitat. The proposed extent of mineral extraction is therefore designed to leave this habitat in situ with the provision of a minimum of a 20 metre standoff to ensure the long term integrity of the woodland (refer to Plan C45/8/9003B). **The proposed field conveyor/haul route(s) will be designed to avoid any Priority Habitats wherever possible.**

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

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

It is also recognised that there is the potential to provide biodiversity enhancement before and during the proposed extraction. With reference

	<p>to Plan C45/8/9003B, there are potential areas that even at this early stage lend themselves to potential enhancement mainly in the land adjacent to the A12 enhancement area.</p> <p>Further commentary on biodiversity enhancement is provided in the After Use Section above. There will be a need to develop management plans to ensure that net gain is created, managed and maintained into the future. These would be encapsulated into planning conditions in the event that the MPA are minded to grant planning consent (and/or a Planning Obligation for long term aftercare of Priority Habitats) for the proposals</p>
<p>Landscape and Amenity</p>	<p>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.</p> <p>It is recognised that in general terms the landscape around the proposed allocation is of medium value however there are areas of high value landscape receptors, in particular in the form of the Grade 2* Hole Farm, along with other heritage assets in the area.</p> <p>The landscape value and setting around the farm will be further impacted by the changes arising from the A12 scheme.</p> <p>However, it should be noted that there are no landscape designations of any significance on or immediately adjacent to the proposed allocation.</p> <p>It is recognised that any field conveyor/haul road network will need to be appropriately located and designed to minimise the scope for impact on Landscape and Visual Setting.</p> <p>Although there are a number of willow trees on site at the moment, in particular along watercourses in the west of the land being promoted, these are a commercial crop that will be harvested by the landowner, and therefore</p>

	<p>are not viewed as having any landscape and visual value.</p> <p>With reference to plan C45/8/9001B it is notable that the proposed allocation is within an area characterised by areas of woodland planting and the close proximity of the A12 which is a significant landscape detractor. Such areas serve to break up and filter views into the proposed allocation site when considering views from the wider landscape.</p> <p>Notwithstanding, it may be necessary for BAL to further consider areas of advanced planting to strengthen the perimeter around the promotion site relative to the receptors in the wider area, and such requirements would be informed by suitable fieldwork. Should the site be allocated under this MLP review, it is expected that suitable advance planting may need to be undertaken in advance of seeking planning consent to allow the screening benefit to become suitably developed.</p> <p>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.</p> <p>Although the restoration scheme will mainly seek to reinstate the existing agricultural land use, the proposed nature conservation habitats illustrated on the attached restoration concept will deliver landscape and visual benefit into the future. BAL and the landowner will also consider the opportunities for recreational enhancement to improve landscape amenity.</p>
<p>Archaeology</p>	<p>With regard to Archaeology, it is recognised that the site is located within an area of archaeological sensitivity. Heritage mapping resources online also suggest evidence of crop marks in in the south west of the proposed allocation. It is also noticeable that there are HER entries in the vicinity of the proposed</p>

	<p>allocation, comprising other finds and features of potential significance.</p> <p>Any development of the proposed allocation would need to be supported by comprehensive phases of evaluation and reporting including for and not limited to a desk-based assessment, geophysical survey, trial trenching and suitable investigations in relation to potential palaeolithic archaeology that may be present on site.</p> <p>In the event that such work is completed, and the evaluation work proves acceptable levels of impact, it is proposed to continue to implement a mitigation strategy in order that any archaeological deposits that could possibly be affected by the mineral extraction (both in the current site and the proposed extension) are preserved by record in accordance with local and central government guidance.</p>
<p>Cultural Heritage</p>	<p>In respect of Cultural Heritage there are Listed Buildings (including Hole Farm and Great Braxted Mill) and other designated heritage assets in the wider locality including a Scheduled Monument at nearby Appleford Farm.</p> <p>It is recognised that any application will need to be supported by a comprehensive assessment examining the potential scope for impact on all the heritage assets (designated or not) within the zone of theoretical visibility relative to the proposed scheme. It is likely that there will be an interaction with the Landscape and Visual Impact Assessments and the schemes of mitigation promoted through such a document.</p> <p>A technical note has been provided which has a focus the scope for impact on the Hole Farm Listed Building. The note acknowledges the changes in development areas and provision of landscaping areas that have been outline on the submitted plans, which have the potential to reduce the scope for impact. The note also acknowledges the short-term temporary nature of the scheme and wholly reversible effects, with the agricultural setting of the Hole Farm Farmhouse in particular reinstated in full as part</p>

	<p>of site restoration, with potential enhancements of limited significance in the foreground.</p> <p>It is recognised that any field conveyor/haul road network will need to be appropriately located and designed to minimise the scope for impact on setting of nearby heritage assets.</p>
<p>Hydrology and Flood Risk</p>	<p>In respect of Hydrology and Flood Risk, independent assessments undertaken by specialists for the current site indicates that with appropriate mitigation it is likely that there will be no significant negative impacts in respect of surface or groundwater resources within or adjacent to the proposed allocation.</p> <p>It is recognised that any application will need to be supported by a Hydrological Impact Assessment considering the scope for impact on all surface and groundwater features on and in proximity to the proposed allocation. Such an assessment would need to consider the potential effects associated with dewatering as well as the effects associated with the proposed import of inert restoration materials.</p> <p>As the workings in the proposed allocation will be designed and operated in broadly the same hydrological setting with the same operational practice as the current site, it is likely that similar conclusions will be drawn relative to any assessments within the proposed allocation.</p> <p>All surface runoff will be properly managed to ensure that there are no uncontrolled discharges from the site, both during the extraction operations and in the long term. The scope for effects on the River Blackwater and other significant drainage features in proximity to the proposed allocation is considered negligible, as these features will benefit from appropriate stand offs secured through planning conditions and management plans such as a CEMP.</p> <p>It is recognised and understood that where the proposed haul roads/field conveyors cross any watercourses it may be necessary to secure</p>

	<p>Flood Risk Activity Permits and in any event designed to maintain floodplain conveyance and storage.</p> <p>The majority of the proposed allocation is situated in Flood Zone 1, however there are very small elements of the proposed allocation in the north that are located within Flood Zones 2 and 3. Whilst it is recognised that sand and gravel extraction is compatible as a land use within these zones (being water compatible), the design of the extraction area in this part of the proposed allocation will need to benefit from flood risk modelling and potentially a mitigation package to ensure that there is no increase in flood risk to properties off site.</p> <p>In relation to other forms of flooding, it is noted that limited parts of the proposed allocation are subject to a higher risk from pluvial events and from flooding from reservoir sources. The potential for groundwater flooding is considered to be low consistent with the context on the current site. It is therefore apparent that any application would need to be supported by a comprehensive Flood Risk Assessment to consider the scope for impact relative to each of these potential sources.</p>
<p>Transport</p>	<p>The site would utilise the access arrangements of the Colemans Farm Quarry processing plant in either its present location, or its alternative location if it has been relocated to this location in light of the A12 works at the time of working. Transport of as-raised material from Hole Farm would be achieved by a network of internal haul roads and / or field conveyors to this location via Sites A50 and A84.</p> <p>Alternatively, a new access onto the trunk road network could be formed onto the Kelvedon Junction of the A12 abutting the site (either in its current or planned configuration) for HGVs to enter and exit the site directly onto the road network.</p> <p>It is recognised that a planning application would need to benefit from a Transport Assessment that would provide further</p>

	<p>evidence into highways capacity and safety to consider the suitability of this proposal. Such an assessment would also include an Access Appraisal (building on that already submitted in support of this site under this process) consistent with the commentary provided above which in itself would be supported by Road Safety Audits undertaken by non-associated third parties.</p> <p>If circumstances permit, the operator would prefer to achieve an overland and off road route into the site to reduce the Highways impact, but it is recognised that the any haul road/conveyor route may pass over sensitive landforms, and therefore BAL would seek to be flexible in delivering a sustainable solution to export the as raised sand and gravel and import inert restoration materials.</p>
<p>Noise</p>	<p>In respect of Noise, comprehensive assessments undertaken in support of the existing operations confirm that the calculated site noise levels for routine, and temporary operations at the proposed allocation (including proposed importation of inert materials with the attendant increase in HGV activity) comply with the existing site noise limits at all the assessment locations.</p> <p>The proposed allocation is situated in the same context in so much that traffic activity on the A12 is the dominant noise source, although there will likely also be inputs from the commercial activities adjacent to the proposed allocation. Although there are residential receptors to the north of the proposed allocation, the proposed extraction area promoted as part of this promotion benefits from appropriate stand offs, of over 100 metres that is proven acceptable by previous phases of decision making at the current site.</p> <p>The proposed haul road/field conveyor corridor(s) are relatively remote from residential receptors, and the establishment and use of such infrastructure is not anticipated to significantly impact on the acoustic environment around the site.</p>

	<p>Notwithstanding, it is recognised and understood that any scheme for mineral extraction will need to benefit from a comprehensive mitigation package including the establishment and maintenance of perimeter soil bunds to safeguard the amenity of nearby sensitive receptors.</p> <p>Since the proposed operations are likely to conform to the advice set out in the Noise Planning Practice Guidance when considering both routine and temporary operations, it is concluded that the proposed allocation could be worked to limits within the existing planning conditions while keeping noise emissions to within environmentally acceptable limits. Similar to the current site a noise monitoring scheme would be provided and can be implemented through suitably worded planning conditions as required.</p>
<p>Air Quality</p>	<p>With regard to Air Quality, good practice guidance, and additional mitigation measures which are generally accepted by the DCLG and Mineral Planning Authorities as providing effective protection against airborne dust in the planning context can be secured through appropriately worded planning conditions. The continued adoption of such good practice will ensure that operations will not cause unacceptable impacts due to airborne dust emissions at any property in the vicinity of the site. Daily observations and inspections by site management 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.</p>
<p>Cumulative and Interaction effects</p>	<p>The scope for cumulative and interaction effects has been examined with the findings that where effects could be generated, they are of limited significance and of temporary duration.</p> <p>The scope for cumulative effect associated with the existing quarry is considered to be minimal as the proposed allocation would only be</p>

	<p>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.</p>
<p>Health Impacts</p>	<p>Finally, in respect of potential Health Impacts the scope for effects during construction and extraction operations are negligible, with a range of effective and best practice controls available to manage all aspects in this regard. On this basis, it is not considered necessary to warrant a full health impact assessment, as the proposals are temporary and can be effectively managed by way of conditions.</p>

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. However, this would need a co-ordinated approach with the landowner, and adjacent landowners.

Other information

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

- Location Plan Ref C45/8/9001B
- Site Plan Ref C45/8/9002B
- Concept Working Plan Ref C45/8/9003B
- Concept Restoration Plan Ref C45/8/9004A
- Summary of Site Investigations
- Letter of support from the landowner.
- Extract of National highways maps for the A12 works, illustrating proposed works around the existing workings at Colemans Farm Quarry.

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

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

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

Brice Aggregates currently only operates from this one location 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 to change** the restoration scheme for the current site to pre-extraction levels (utilising imported inert materials) to provide a beneficial and supportive landform for the A12 to be constructed upon.

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

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

as a sustainable and proven source of aggregate supply lying at the heart of the County.

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

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

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

Or telephone the team on 03330 136 822

Declaration

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 09/04/2024 and updated 24/10/24

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

Please return completed forms to mandwpolicy@essex.gov.uk

Or post to:

Freepost RTKH-XUBZ-CJZS
Essex County Council
Minerals Planning - Call for Sites
County Hall
Chelmsford, Essex, CM1 1QH

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

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

Appendix 3

Access Appraisal prepared by DTA dated March 2024

Land at Hole Farm, Witham

Access Appraisal



1.0 Introduction and Context

- 1.1 This report has been prepared by DTA on behalf of Brice Aggregates Ltd, to review the highway access principles and capacity implications of the potential mineral transshipment site on Land at Hole farm, Witham, Essex, CM8 2DW. The site location is shown at **Appendix A**.
- 1.2 At present this review is private and confidential. No discussions have therefore taken place with the Local Highway Authority. In due course as part of any planning application a full Transport Assessment with supporting data will be required.
- 1.3 The site lies within Essex County Council within Braintree District Council with Essex Highways as the Highway and Mineral Planning Authority. The site is being considered as part of the review of the emerging Essex Mineral Plan Candidate Sites Assessment (Site Reference: A83), it has been assigned Red/Amber in terms of transport. This report has responded to the key findings within the transport RAG assessment.
- 1.4 National Highways are in process of securing all necessary approvals for the A12 Chelmsford to A120 Widening Scheme. This involves the realignment of the A12 to the south incorporating Junction 22 and Rivenhall End to the west of the site. The Development Consent Order was granted on 12th January 2024. The proposed site access option would be subject to the National Highways A12 to A120 Widening Scheme. It is understood that the DCO is now subject to Judicial Review but the scope and effect of the review is as yet unknown.
- 1.5 For contextual purposes, the site comprises four phases of working each with around 150,000 -175,000 tonnes of sand and gravel. Each phase would be worked over a period of six - eight months, with an overall extraction period of approximately three years. This period would be reduced to approximately 2.3 years at an output of 350,000 tonnes per annum.
- 1.6 Based on typical capacities of 20 tonnes per load and a 260 working day year, this equates to around 70 loads per day and therefore 140 movements per day. From a headline perspective around 200 – 250 movements per day have been considered. This would equate to around say 10 in and 10 out HGV movements per hour.



2.0 Existing Conditions – Highway

- 2.1 The site is located south of the Kelvedon / A12 westbound on-slip road at Junction 23 to the southwest of Kelvedon. The A12 runs east to west linking Colchester to the east and Chelmsford to the west. The site consists of 14.17ha of agricultural land bordered by the A12 and Hole Farm to the northwest, agricultural land and part of the A12 DCO boundary to the northeast and southeast, and Essex County Fire and Rescue service to the southwest.
- 2.2 The A12 slip road is subject to the national speed limit adjacent to the site and runs in a northeast / southwest direction connecting to the A12, Witham and Chelmsford to the west and the B1024 towards Kelvedon and Colchester to the east. The existing filed access is located off the slip road. The road is circa 7.3m wide adjacent to the existing access, continuing to the east. To the west of the existing access, the road reduces to circa 5m wide becoming the westbound only on-slip.
- 2.3 In order to establish existing levels of traffic movements on the local highway network, the DFT's Road traffic Statistics has been extracted for the A12 adjacent to the site at Rivenhall End (Site number: 26209). This data recorded all movements past the site with July 2022 being the latest available data. The movements are summarised in

Table 1

Table 1 – A12 Existing Traffic Flows – Total (HGV)

Windmill Hill	Northeast bound	Southwest bound
AM Peak (0800-0900)	1,988 (223)	2,399 (242)
PM Peak (1700-1800)	2,468 (106)	2,093 (70)
12 Hour (0700-1900)	27,701 (2,754)	26,869 (2,237)

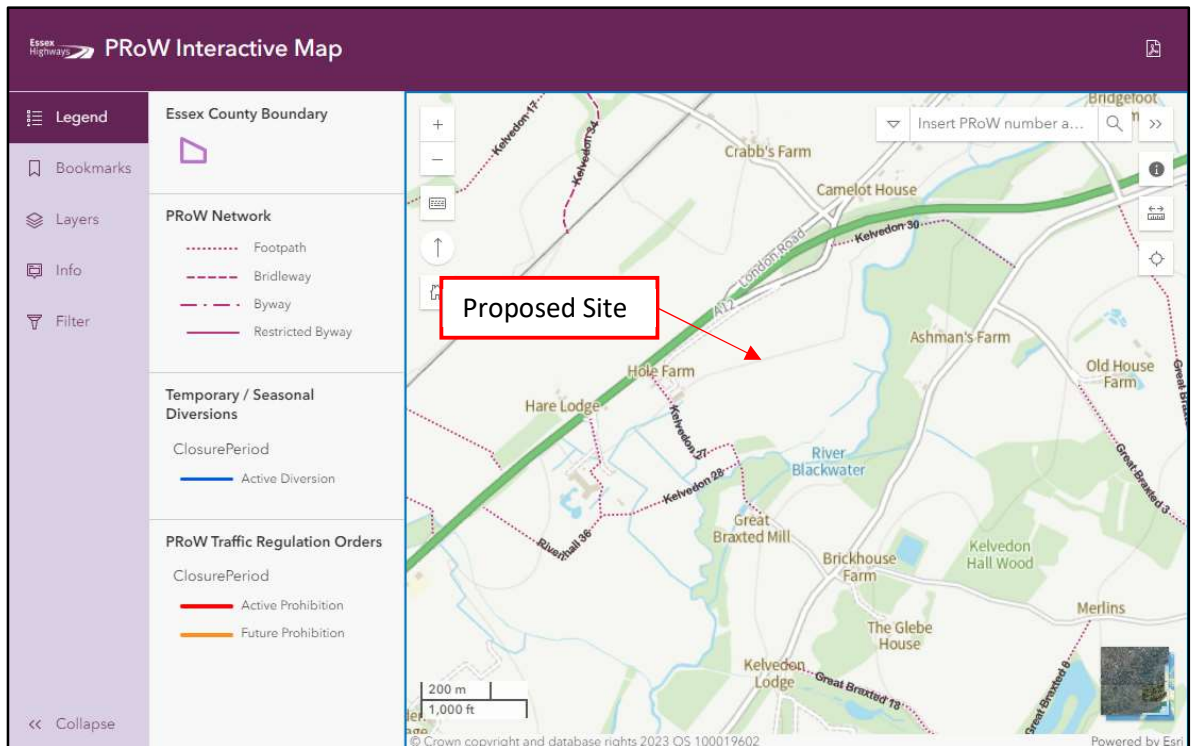
- 2.4 The above **Table 1** shows that the A12 experiences moderate traffic flows, in both highway peak periods and throughout the day. Approximately 10% of eastbound 12 hour flows are HGV movements and 8% of westbound 12 hour flows are HGV movements.



3.0 Existing Sensitive Receptors

3.1 The main site has a number of Public Rights of Way (PROW) surrounding the site boundary. In order to access the full extent of the mineral resource within the proposed allocation it will be necessary to divert Footpath Kelvedon 27, or more likely seek a temporary closure, with users of the right of way routed via the existing network in the vicinity on the site, namely via Footpath Kelvedon 28 and Footpath Kelvedon 28 these are shown in **Figure 1** below.

Figure 1 – PROW Surrounding the site





4.0 Implications for Site – Access

- 4.1 At present access to the site from the existing A12 arrangements would not be acceptable off the existing slip road arrangements, with HGVs needing to route through Kelvedon. However, National Highways are in process of securing all necessary approvals for the A12 Chelmsford to A120 Widening Scheme. This involves the realignment of the A12 to the south incorporating Junction 22 and Rivenhall End to the west of the site. As part of the scheme the existing A12 adjacent to the site will be converted into a no-through route to the west of the site with the closure of the existing Junction 23.
- 4.2 The result of the proposed realignment would form a new route further north of the existing A12 to the east of Rivenhall End. The existing A12 would then be downgraded and provide a no-through route connection to the Essex County Fire and Rescue service headquarters via a new priority junction with the B1024. The new A12 Trunk Road will be accessible via a new roundabout at Junction 22 to the west. The relevant extracts from the National Highways approved Widening Scheme is attached as **Appendix B**.
- 4.3 Assuming the A12 scheme is developed to plan, it is proposed the existing access onto the current A12 slip road (and future no-through route) be improved to accommodate the HGV movements associated with the site. The access is proposed to form a similar arrangement to that of the A12 schemes proposed access to the fire and rescue headquarters, forming wider left in accommodation for large HGV movements.
- 4.4 A routing strategy is proposed to stop HGVs from the site routing through Kelvedon. Instead, movements from the site will be directed west along the new B1024 connection to the downgraded A12 through Rivenhall End, further connecting to the new Junction 22 roundabout to the A12. This infrastructure would be used to enable any as raised materials to be transported to the processing site at the existing quarry.
- 4.5 The access has been considered in the context of with the guidance in the Design Manual for Roads and Bridges, which is primarily targeted towards the strategic road network, and Manual for Streets 2, which is targeted towards the local road network.



-
- 4.6 The majority of movements from the site will be heading to and from the new Junction 22 to the west of the site, with headings split both east and west.

Site Access

- 4.7 Subject to the National Highways widening scheme, the existing field access is proposed to be improved into a left in / right out junction on the existing A12 along the site frontage that is to be widened as part of the A12 scheme.
- 4.8 The new arrangement would result in a reduced speed limit and reduced traffic flows on the existing A12 (future no-through road) along the site frontage, this would allow for the proposed junction improvements to be accommodated.
- 4.9 An indicative arrangement for the junction is shown at **Drawing 26062-01**. This shows a left in right out junction using the available space within the constraints of the site and of the available highway boundary.



5.0 Implications for Development – Traffic Impact

5.1 The operation of the access to the site will need to be tested as part of any TA but based on an additional 10 movements each way per hour that assessment is unlikely to identify any significant impact arising. In any event it is assumed that the site access would only be established once the A12 works have been completed or the no through road noted in Section 4 above have been brought into effect.

5.2 With reference to the plans reproduced at **Appendix B**, HGV movements are assumed to be east along the existing A12 (future no through road), continuing west at the proposed the new B1024 junction towards the Junction 22 Roundabout as part of the new A12 scheme, with the option to head east or west on the new A12. The condition of the routes will be suitable for HGV usage.

6.0 Implications for Development – RAG Assessment

6.1 The site has been assessed in the emerging Essex Minerals Local Plan within Appendix G - Transport Detailed RAG Assessment Methodology and Results. The following hierarchy of preference for transportation by road was applied to the site under the "Transport" criteria:

- (i) *Access to a suitable existing junction with the main road network, via a suitable section of an existing road, as short as possible, without causing a detrimental impact upon the safety and efficiency of the network.*
- (ii) *Where (i) above is not feasible, direct access to the main road network involving the construction of a new access/ junction when there is no suitable existing access point or junction.*
- (iii) *Where access to the main road network in accordance with (i) and (ii) above is not feasible, road access via a suitable existing road prior to gaining access onto the main road network will exceptionally be permitted, having regard to the scale of the development, the capacity and form of the road and an assessment of the impact on road safety.*

6.2 Under the Access criteria the following RAG approach has been applied:

- *Red The access is not acceptable in its current form and it is unlikely that mitigation is possible to make the Site acceptable.*
- *Red/Amber The access is not acceptable in its current form and is likely to require high levels of mitigation to make the Site acceptable.*



- *Amber The access is not acceptable in its current form and is likely to require medium levels of mitigation to make the Site acceptable.*
- *Amber/Green The access is not acceptable in its current form and is likely to require low levels of mitigation to make the Site acceptable.*
- *Green The access is acceptable and is unlikely to require mitigation.*

Transport Criteria

6.3 The site has initially been assessed as 'Red/Amber' sensitivity grade under the Transport criteria (iii) where:

"Mitigation is required to make minor road suitable for HGVs and likely to be achievable"

6.4 The key findings of the published assessment are as follows:

- a) *Access is proposed via a modified access serving Appleford Farm onto Braxted Road which is a Secondary Distributor in Essex County Council's Development Management Route Hierarchy. This corresponds to (iii) in the methodology (see Appendix G Transport for full methodology):*

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

- b) *From a highway viewpoint Braxted Road, Oak Road and Henry Dixon Road and associated connections to the Main/Strategic Road Network via the A12 Trunk Road are not suitable in their current form.*

6.5 The results of the RAG assessment addressed the A12 DCO and its affect on the site access, stating that:

- *Works proposed in connection with A12 DCO significantly change connections to the Main/Strategic Road network that would allow RAG grading to be reviewed.*
- *It is assumed that the Site would be worked sequentially with any existing consents for minerals extraction and sites A49, 50, 51, 52, 82 and 84.*
- *Consultation with National Highways required regarding impact on A12 junctions and in connection with A12 DCO.*



- 6.6 This report addresses the key findings within the RAG assessment, accounting for the A12 DCO within the access options. Additionally, the existing A12 would no longer be part of the Strategic Road Network following the scheme, therefore opening the opportunity for construction improving the existing on the downgraded A12 along the site frontage.

Access Criteria

- 6.7 The site has also been assessed as 'Red/Amber' sensitivity grade under the Access criteria (iii) where:

"The access is not acceptable in its current form and is likely to require high levels of mitigation to make the Site acceptable."

- 6.8 It is submitted that this scoring also fails to take account of the changes to the network as a result of the A12, where the no through road is in place and therefore the requirements for a safe access are less onerous. As such it is submitted that the site could be scored Amber under this criteria.

Summary

- 6.9 Overall, it is submitted that the new sensitivity grade for the proposed access would fall under 'Green' under the Transport criteria as the access would be formed from an existing junction without causing a detrimental impact upon the safety and efficiency of the network. Under the "Access" criteria any new access would require medium levels of mitigation to make the site acceptable.



7.0 Conclusions

- 7.1 Subject to the detailed assessment as part of the planning application, it is considered that the access proposals could provide a viable access to serve the site from the existing A12, subject to completion of the National Highways A12 to A120 Widening Scheme.
- 7.2 Overall, it is submitted that the new sensitivity grade for the proposed access would fall under 'Green' under the Transport criteria as the access would be formed from an existing junction without causing a detrimental impact upon the safety and efficiency of the network. Under the "Access" criteria any new access would require medium levels of mitigation to make the site acceptable. As such it is submitted that the site could be scored Amber under this criteria.

Drawings

- Site Boundary
- Indicative National Highways Scheme
- Proposed Access to Site

A 12

Proposed left in right out site access junction

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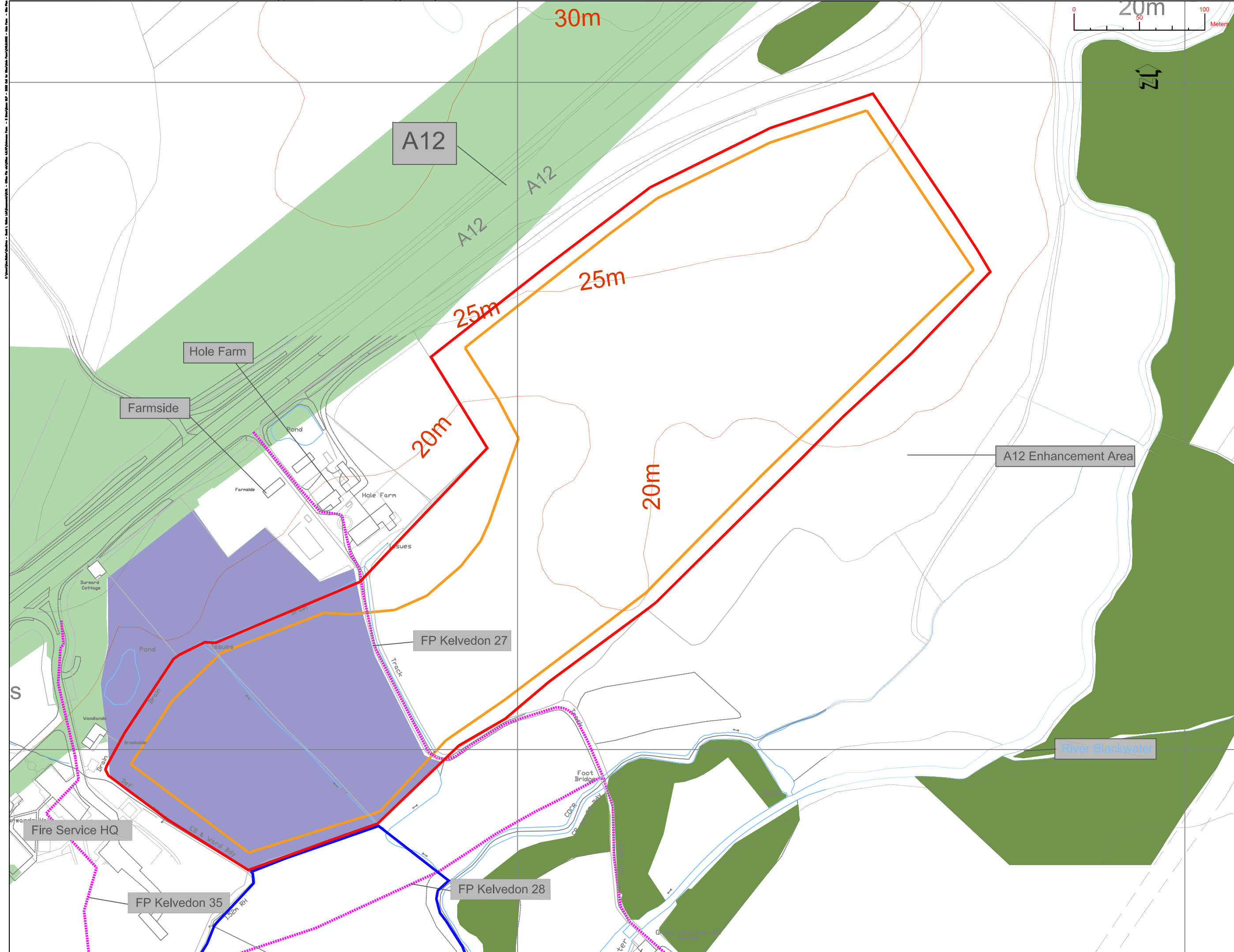


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DRAWING TITLE Proposed Site Access			
SCALE 1:500@A3	DRAWN BY BM	DATE MAR 23	DRAWING No 26062-01
			REVISION

Appendix A



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LEGEND

- PUBLIC RIGHT OF WAY
- PROPOSED ALLOCATION SITE
- RESOURCE BLOCK
- WOODLAND BLOCKS
- APPROXIMATE EXTENT OF A12 PREFERRED ROUTE AREA
- KELVEDON PARK EXTENSION

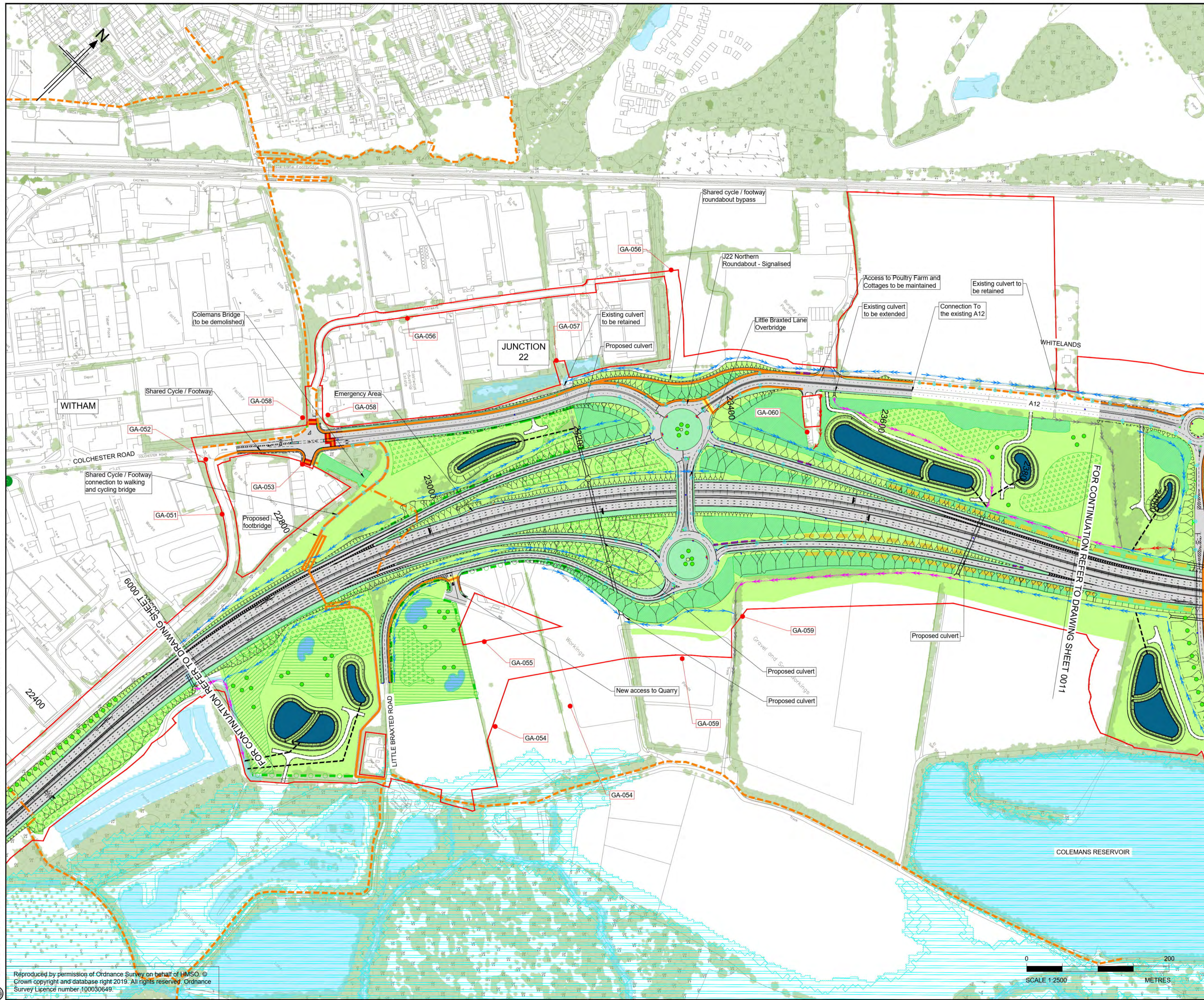
BRICE AGGREGATES LIMITED

11* LAND AT COLEMANS FARM, WITHAM, ESSEX

11* Site Plan
Land at Hole Farm

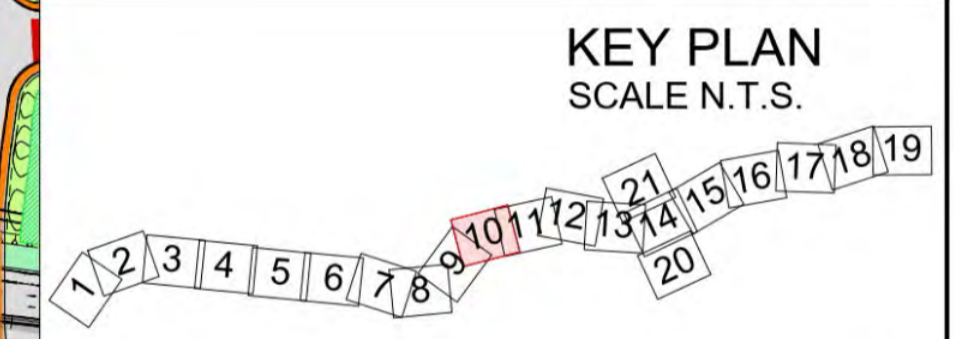
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Appendix B



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 7. Where the scheme is showing the removal of access to properties, a suitable and convenient replacement will be provided.



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P01	10/02/21	DESIGN FIX 1	JUG	CA	RM	RC
P02	22/04/21	DESIGN FIX 2	SH	CA	RM	RC
P03	21/05/21	FOR STATUTORY CONSULTATION	AE	CA	RM	DT
P04	13/10/21	DESIGN FIX 3	AE	CA	RM	RC
P05	26/10/21	DESIGN FIX 4	AE	CA	RM	RC

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Client: **national highways**

Project: REGIONAL DELIVERY PARTNERSHIP
 A12 CHELMSFORD TO A120 WIDENING SCHEME

Drawing title: GENERAL ARRANGEMENT
 CH. 22600 TO 23900

SHEET 10 OF 21

Drawing status: S2 - SUITABLE FOR INFORMATION

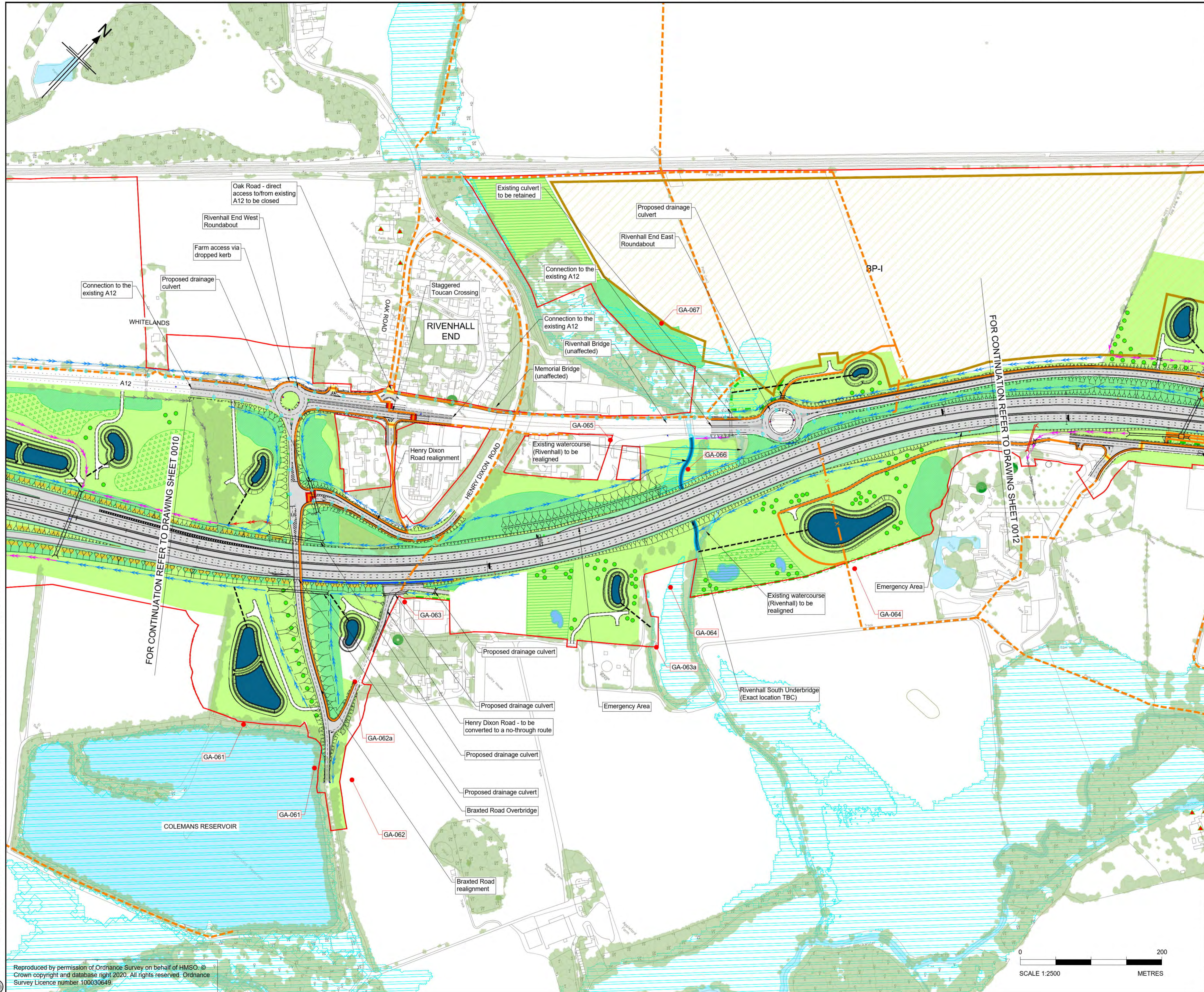
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Project Stage	PCF3	Rev
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Client no.	HE551497	

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KEY PLAN
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Project: REGIONAL DELIVERY PARTNERSHIP
 A12 CHELMSFORD TO A120 WIDENING SCHEME

Drawing title: GENERAL ARRANGEMENT
 CH. 23900 TO 25100

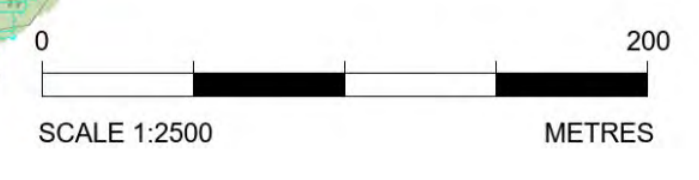
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Client no.	HE551497	

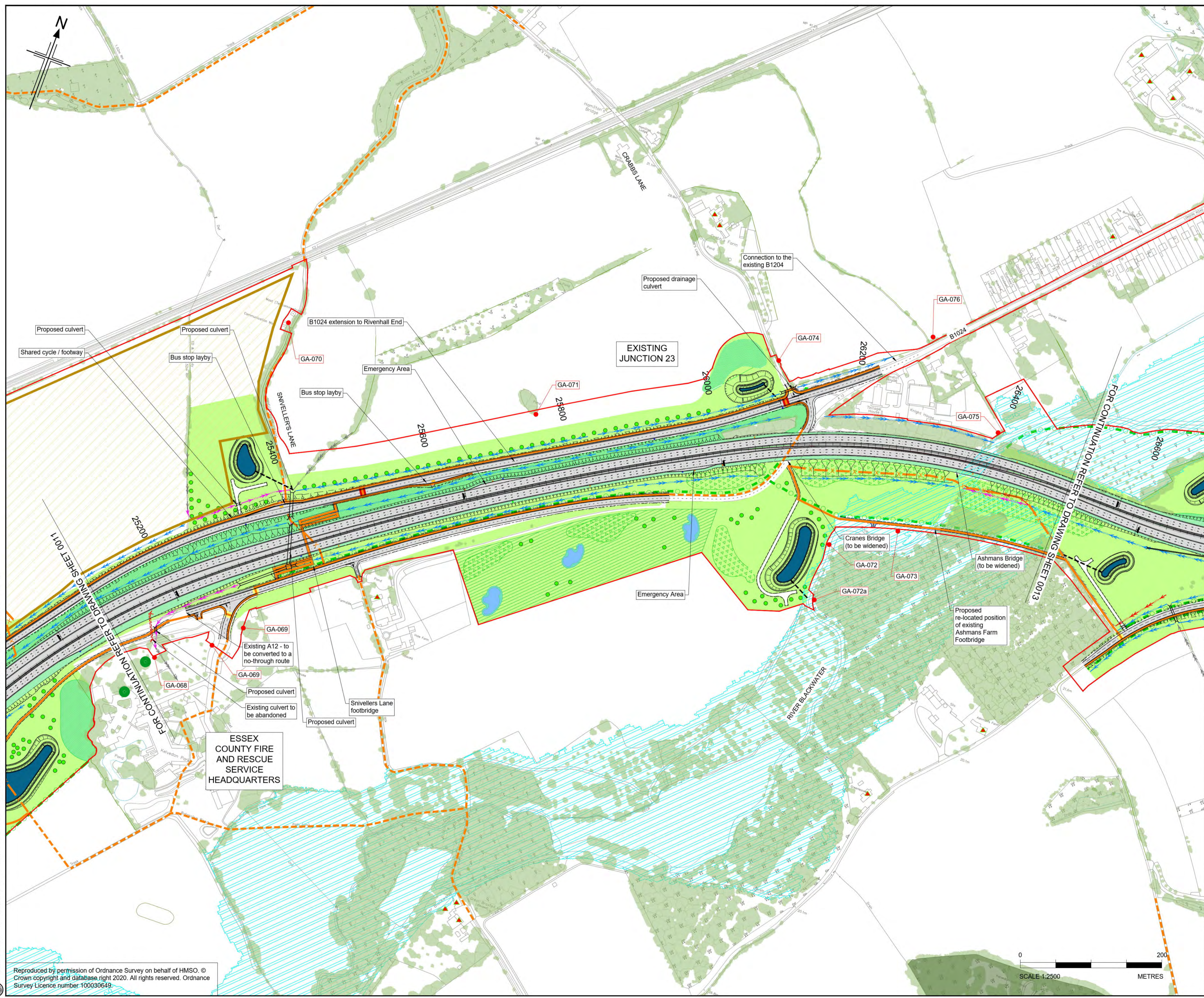
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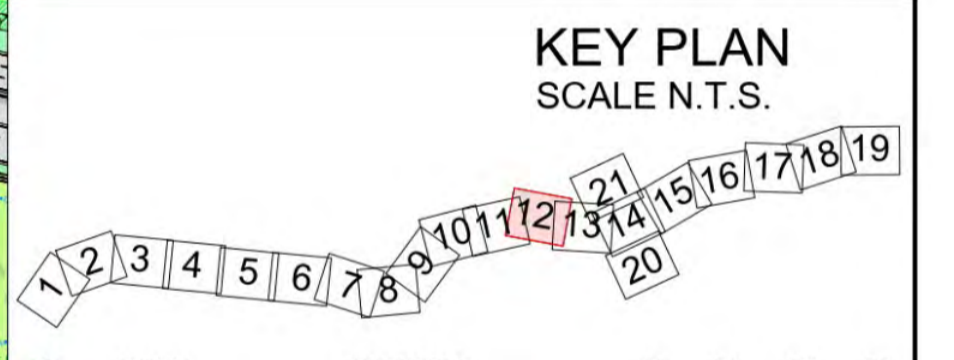


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Client: **national highways**

Project: REGIONAL DELIVERY PARTNERSHIP
 A12 CHELMSFORD TO A120 WIDENING SCHEME

Drawing title: GENERAL ARRANGEMENT
 CH. 25100 TO 26500

SHEET 12 OF 21
 Drawing status: S2 - SUITABLE FOR INFORMATION


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Appendix 4

Heritage Appraisal prepared by HCUK dated April 2024

Heritage Advice Note

Land at Hole Farm, Witham, Essex

Introduction

1. This desk-based Heritage Advice Note has been prepared by HCUK Group following request by Brice Aggregates Ltd to provide advice regarding the potential heritage constraints posed by the Grade II* Listed Hole Farmhouse adjacent to a proposed quarry extension site. The site is located in Witham, Essex, northeast of the existing quarry site. The site location and phasing plan is indicated below on Figure 1.

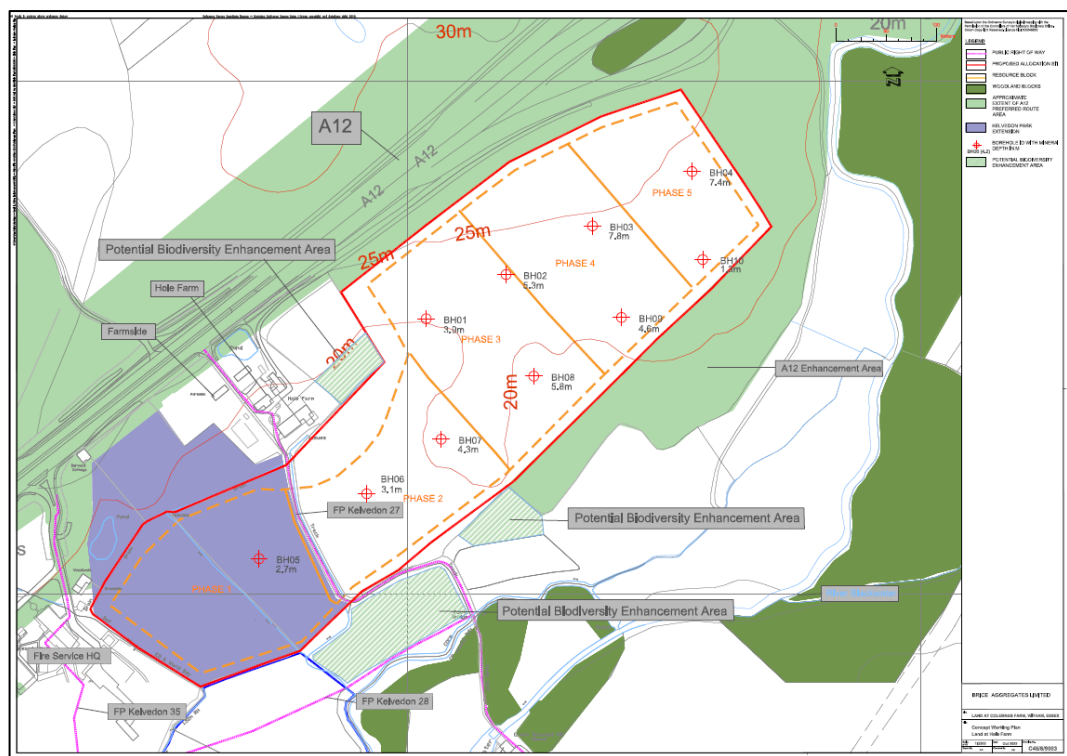


Figure 1 (above): Site location and phasing plan

2. The proposed extension site is bounded by the A12 to the northwest, the Fire Service HQ to the west, undeveloped land and by the River Blackwater to the east and southeast. Hole Farmhouse is a Grade II* Listed building (List UID: 1123803) situated between to the site's westernmost boundary and the A12.

3. Additional designated heritage assets in the wider vicinity include a scheduled monument (Neolithic long mortuary enclosure at Appleford Farm, Rivenhall End) as well as a number of Grade II listed buildings to the south and east:
 - Mill House and attached Mill Bridge (List UID: 1166135)
 - Small outbuilding containing a pigeon house approximately 7 metres to rear (south) of the Mill House (List UID: 1111080)
 - Outbuilding approximately 2 metres left (east) of the Mill House (List UID: 1111081)
 - Ashman's Farmhouse (List UID: 1166124)
 - Green Leaves (List UID: 1111079)

4. These assets are considered to be separated by sufficient distance as well as the screening provided by woodland between the Site and the heritage assets, for there to be no visual impact, although there may be some minor adverse impacts from noise and dust. This finding is in agreement with the Essex MLP¹. The location of the heritage assets is shown on the satellite image below on Figure 2.

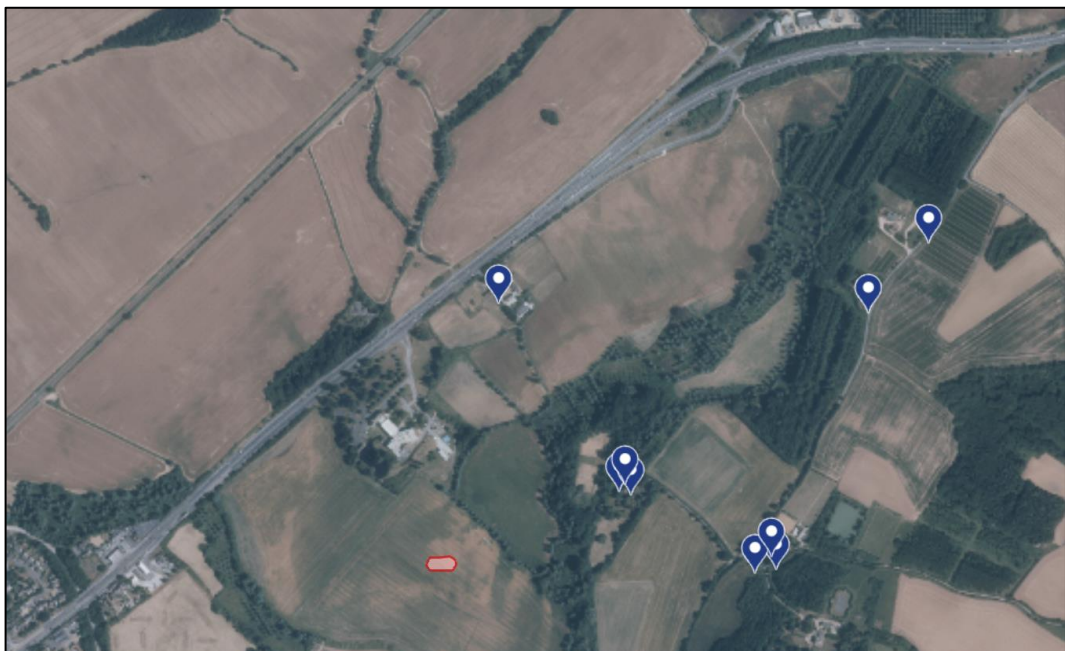


Figure 2: Location of designated heritage assets

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

Relevant Policy

5. The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.²
6. Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
7. For the purposes of this statement, preservation equates to an absence of harm.³ Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.⁴
8. The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
9. The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

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

10. Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

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

³ South Lakeland v SSE [1992] 2 AC 141.

⁴ Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

11. The NPPF requires the impact on the significance of a designated heritage asset⁵ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁶ The Scale of Harm is tabulated below.

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

⁵ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁶ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

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

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

13. Paragraphs 205 and 206 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.
14. One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

Heritage Assets

15. There is one designated heritage asset which is considered to be susceptible to impact by the proposals, the Grade II* Hole Farmhouse.
16. The farmhouse is one of the earliest surviving farmstead buildings in the area, dating to the 15th Century, and the list description provides the following information:

⁷ The balancing exercise was the subject of discussion in *City and Country Bramshill v CCSLG and others* [2021] EWCA, Civ 320.

House. C15, extended in C19. Timber framed, roughcast rendered, roofed with handmade red plain tiles. 2-bay hall facing NW, with late C16 stack in right bay against rear wall; service bay to right, with C19 internal stack against rear wall; parlour/solar bay to left. C19 lean-to extension of painted brick with slate roof at left end, with internal stack at rear, and C19 gabled bread oven beyond. One storey with attics. One C19 tripartite sash of 4-12-4 lights, one early C19 sash of 16 lights, 2 small casements, and 2 C19 casements in gabled dormers. Plain boarded door with small light. At each end a collar and collar-purlin are visible through the render. Jowled posts, arched braces to cambered central tiebeam, heavy studding, much original wattle and daub infill, one panel exposed behind glass. The left bay has heavy plain joists of horizontal section, arranged longitudinally and raised, with a blocked stair trap in the front right corner. The hall has at the left end paired display braces and bench fixings; an inserted floor of c.1560 with a chamfered axial beam with stops of step form with the corners cut back, joists plastered to the soffits, supported on deep pegged clamps; a wide wood-burning hearth with chamfered mantel beam with plain stops, reduced for a C20 grate, the back cut away and the flue rebuilt above. The present wide door is in the same position as the original front door, and a window occupies the position of the original rear door. Twin plain service doorways, axial partition removed. Original crownpost roof with axial braces almost complete, soot-encrusted over hall, painted over. The original frame survives in exceptionally unaltered condition.



Figure 3: Image of Hole Farmhouse (after Zoe Napier Group, 2021)



Figure 4: View across Hole Farm (farmhouse not visible) (Google Streetview, November 2015)

17. The significance of the farmhouse stems principally from its architectural interest as an early timber-framed building and from its historical interests, as well as from its surviving historic fabric which may in itself be of archaeological value.
18. Historic mapping indicates that the setting of Hole Farm has undergone very limited change since its construction, with the extension of the A12 road, however it has always been located to the immediate south of this routeway (which is a former Roman Road, see Figures 5 and 6, below).
19. The Kelvedon Parish Tithe map and apportionment indicates that in 1841 Hole Farm was owned by Peter Ducane and occupied by Charles Heard, and that the majority of the land historically associated with the farm was located to its south, east and west, including the land which comprises the proposed extension site.
20. The proposed site, particularly the land to the immediate south of Hole Farmhouse, contributes positively to the setting of the asset and to its understanding. As formerly associated agricultural land it forms part of the assets' historic associative setting and also provides a visual and experiential surrounding which reflects the former status of the buildings as an agricultural holding. It is evident that this area of land is visible alongside the asset when viewed from its access lane, and that it provides an authentic backdrop.

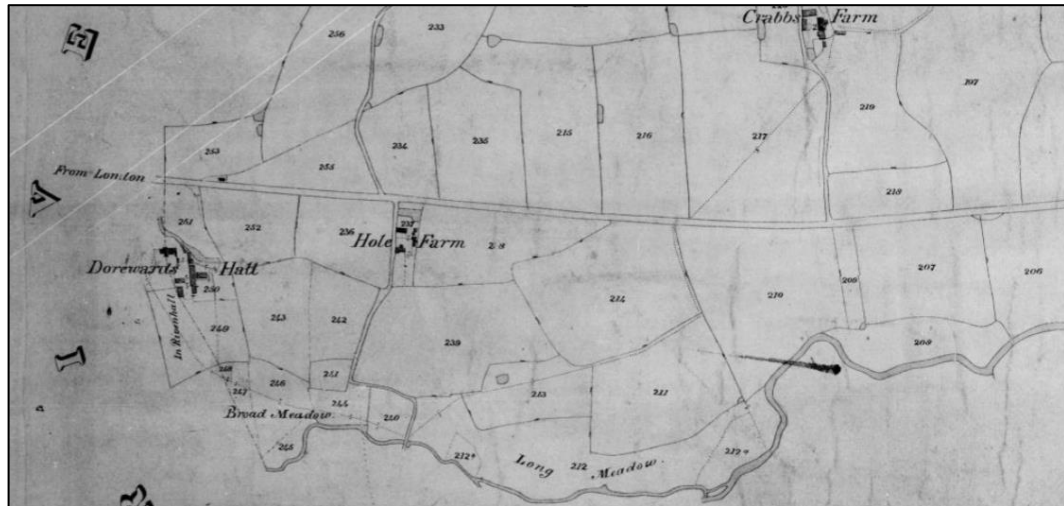


Figure 5: Extract from the Kelvedon Parish Tithe Map



Figure 6: Extract from the 1st Edition Ordnance Survey Map, Essex Sheet XXXV, Surveyed: 1874 to 1875, Published: 1881

Heritage Constraints

21. This desk-based Heritage Advice Note has considered the significance of the assets, the contribution made to that significance by setting, and the potential effects of the proposals. It also takes into consideration the assessment undertaken as part of the Essex MLP⁸, which has identified the site as 'Red', which suggests "The impact is likely to be serious, amounting to substantial harm or the HIGHEST or HIGH level of less than substantial harm to the significance of heritage assets, and mitigation to make the Site acceptable would be difficult."

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

22. While a full GPA3 settings assessment has not yet been undertaken, the stepped methodology of this guidance has been considered in this high level appraisal, and the key considerations presented within GPA3 are assessed within Appendix 1 which should be read in conjunction.
23. It is evident that the proposed site makes a positive contribution to the setting of this Grade II* listed building in that it is a surviving element of the original setting of the farm. The proposed site has survived as undeveloped agricultural land and therefore still provides an authentic and characteristic backdrop against which the asset is positively experienced and understood. The land comprising the site is also historically linked with Hole Farmhouse as part of its former land-holding, and therefore also forms part of its associative setting.
24. With or without mitigatory measures, the level of harm identified within the Essex MLP is a high level of less than substantial harm to Hole Farmhouse:

"...The allocation of the Site and future quarrying activities would have a considerably harmful impact on the setting of the listed farmhouse and would result in a high level of less than substantial harm to its significance. This harm could not be mitigated."
25. The agricultural character of the surrounding land would be fundamentally altered during the operational phase, and there is not sufficient buffer to mitigate the visual effects of the proposals, or to reduce other detrimental effects on setting such as noise, dust, and nighttime illumination, which would also pose a negative impact on the assets.
26. The proposed layout at Figure 1 indicates that the quarry extension would surround Hole Farmhouse to the south, and that there would be a 20m buffer (biodiversity area) to its immediate northeast. The current layout of the proposals does not mitigate the harm posed during the operational phase of the quarry, however it is noted that the operational phase is for a set period of 5 years, and that the restoration plan (see Figure 7, below) would see the site returned to agricultural land following extraction. The effects of the proposals would therefore be for a fixed duration, and would be reversible through restoration.
27. This desk-based appraisal is in agreement with the findings of the Essex MLP assessments that the proposed extension would cause harm to the significance of Hole Farmhouse through the change within its setting. With additional landscaping

and buffer zones it may be possible to reduce the level of this harm to a medium level of less than substantial harm, noting also that this harm would be for a set duration and would be reversible through the process of restoration.

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

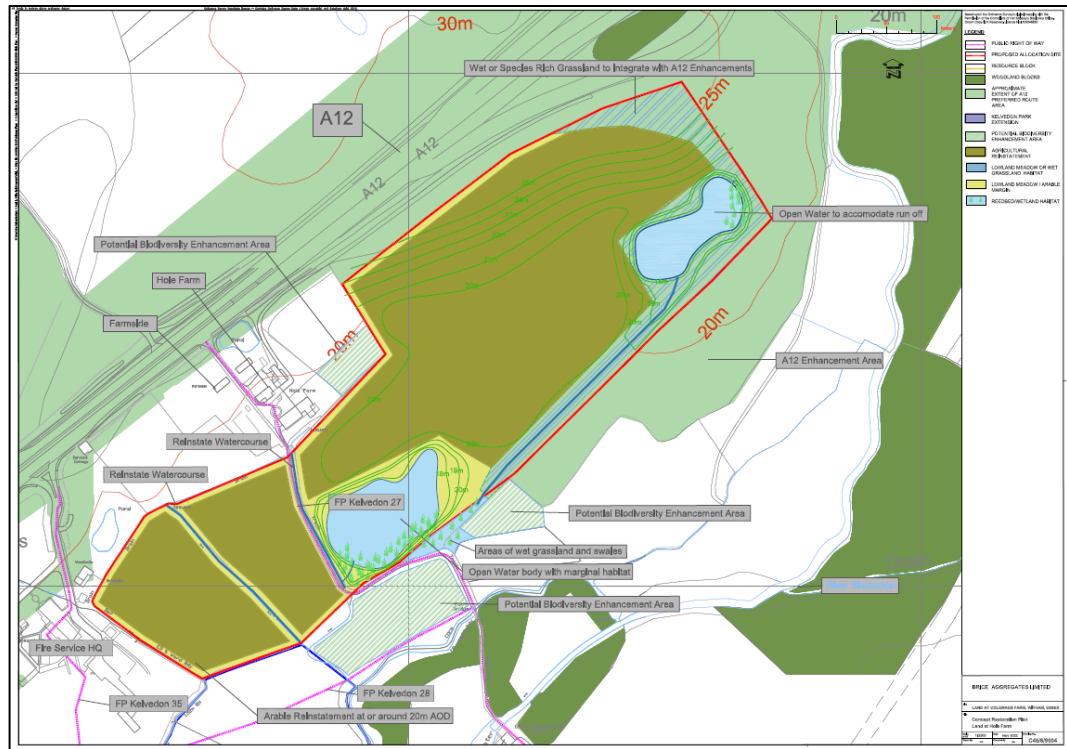


Figure 7: Proposed restoration plan

Appendix 1

GPA3 Assessment: Historic England’s guidance on setting

In assessing the effect of the proposals on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Hole Farmhouse (Grade II*)
<i>Proximity of the development to the asset</i>	c.10 - 20m from site boundaries.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	There are no key views of the asset identified in the listing, however the proposed site is visible in the same view as the asset from the access lane and provides a backdrop. The site is also likely to be intervisible with the asset and its immediate surrounds.
<i>Orientation of the development</i>	N/A
<i>Prominence, dominance and conspicuousness</i>	The asset is not particularly prominent or conspicuous, and is not dominant, being set within its own residential gardens and grounds amongst other built form of agricultural character and appearance. The proposals are likely to be conspicuous within views from and towards the asset.
<i>Competition with or distraction from the asset</i>	The proposed active areas of the site (extraction) would be in close proximity to the asset and are therefore likely to distract from them through the introduction of visual change, noise and dust. However, the level of distraction posed will be dependent upon final layouts and levels of planting (etc.).
<i>Dimensions, scale, massing, proportions</i>	N/A

<i>Visual permeability</i>	The proposals would not alter the visual permeability of the assets setting.
<i>Materials and design</i>	N/A
<i>Diurnal or seasonal change</i>	Views from the assets towards the site would be increased by seasonal changes such as reduced leaf cover at the site boundary.
<i>Change to built surroundings and spaces</i>	Details of any proposed built form within the site have not been provided at this stage, however the introduction of any built form into the site would represent a noticeable change from its current agricultural use.
<i>Change to skyline, silhouette</i>	No change is posed to the skyline or silhouette of the asset.
<i>Change to general character</i>	The proposals would substantially alter the current surroundings of the asset which comprise agricultural land.

Standard Sources

<https://maps.nls.uk>

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

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

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

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

(Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2023

National Planning Practice Guidance, 2019

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