

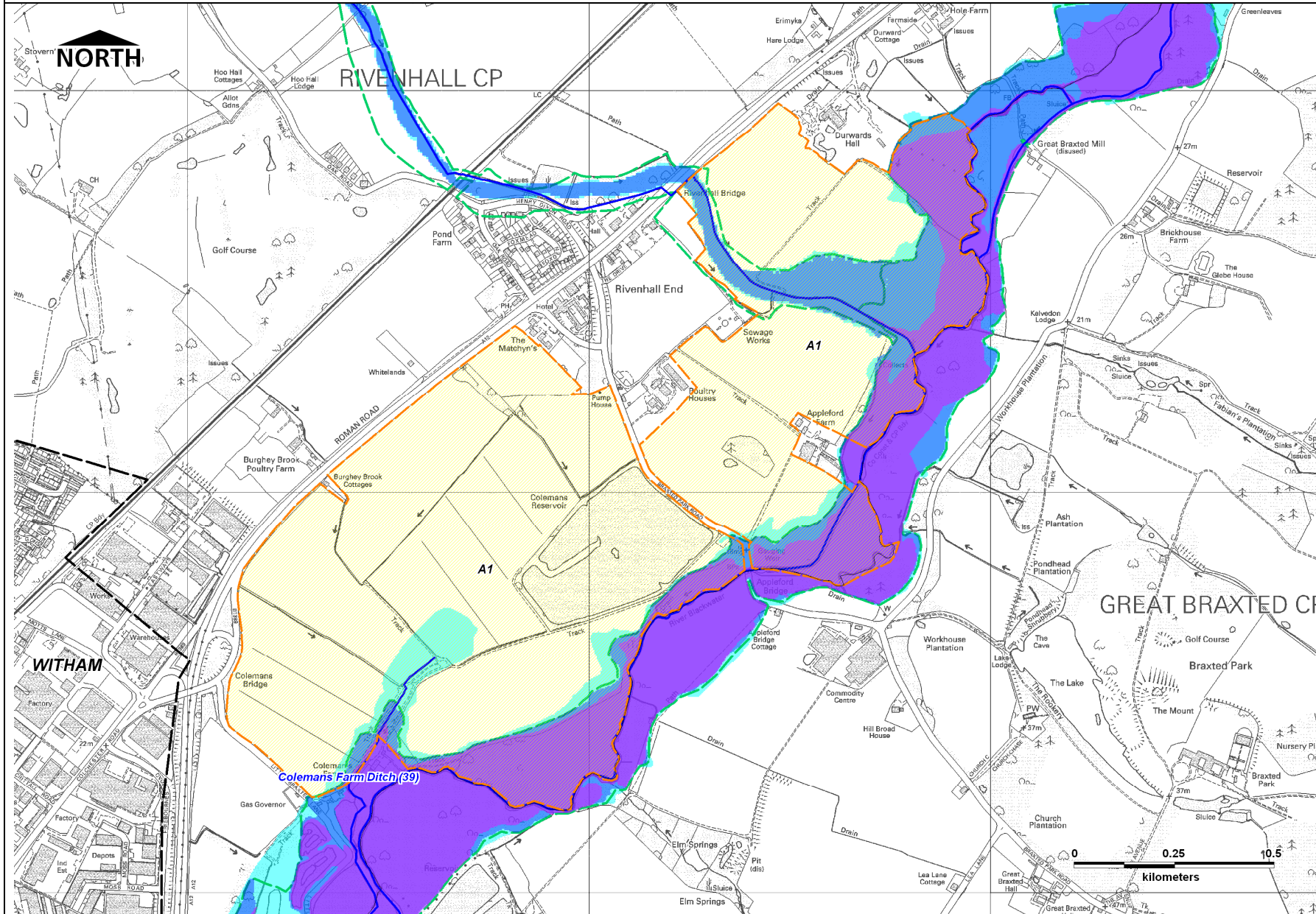
**APPENDIX C DETAILED ASSESSMENT – MINERAL SITES**

# Essex County Council Minerals Local Plan Level 1 SFRA



## A1 – Appleford and Colemans Farm, Witham

## Non-Selected Mineral Site



<b>Site Name</b>	Appleford Farm & Colemans Farm, Lt Braxted Lane, Witham		
<b>L.A. Area</b>	Braintree		
<b>Site Ref</b>	<b>A1 (N)</b>	<b>A1 (S)</b>	
<b>Site Area (Ha)</b>	60.3	93.5	
<b>Flood Zone</b>	1,2,3	1,2,3	
<b>Flood Zone Areas (%)</b>	<b>3b</b>	25	8
	<b>3a</b>	6	2.5
	<b>3cc<sup>1</sup></b>	0.3	0.2
	<b>2</b>	4.4	18.5
	<b>1</b>	64.3	70.8
<b>Extraction Type</b>	It is proposed to use this site for sand and gravel extraction.		
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.		
<b>Flood Sources</b>	The River Blackwater flows along the south eastern edge of the site. A tributary of this watercourse flows from north to south through the northern part of the site to join with the main river. There are no formal flood defences present. The EA has records of historic flooding in this area.		
<b>Summary</b>	The eastern extent of the site is at risk of flooding from the River Blackwater. The site layout should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with the extraction are located in Flood Zone 1 wherever possible. Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan.		
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS and PFRA.		
<b>Other Notes</b>	The EA also notes the presence of Essex Wildlife Trust (EWT) grassland County Wildlife Site (CWS) across the river south of the site.		

<sup>1</sup> With an allowance for climate change.

LEGEND			
	Urban Areas		Flood Zone 2 - Medium Probability
	Non-Selected Site		Flood Zone 3a - High Probability
	Preferred Site		Flood Zone 3a with Climate Change
<b>F05</b>	Site Reference		Flood Zone 3b - Functional Floodplain
	Historical Flood Map (Environment Agency)		Raised Flood Defences
	Flood Storage Areas		Areas Benefiting from Flood Defences

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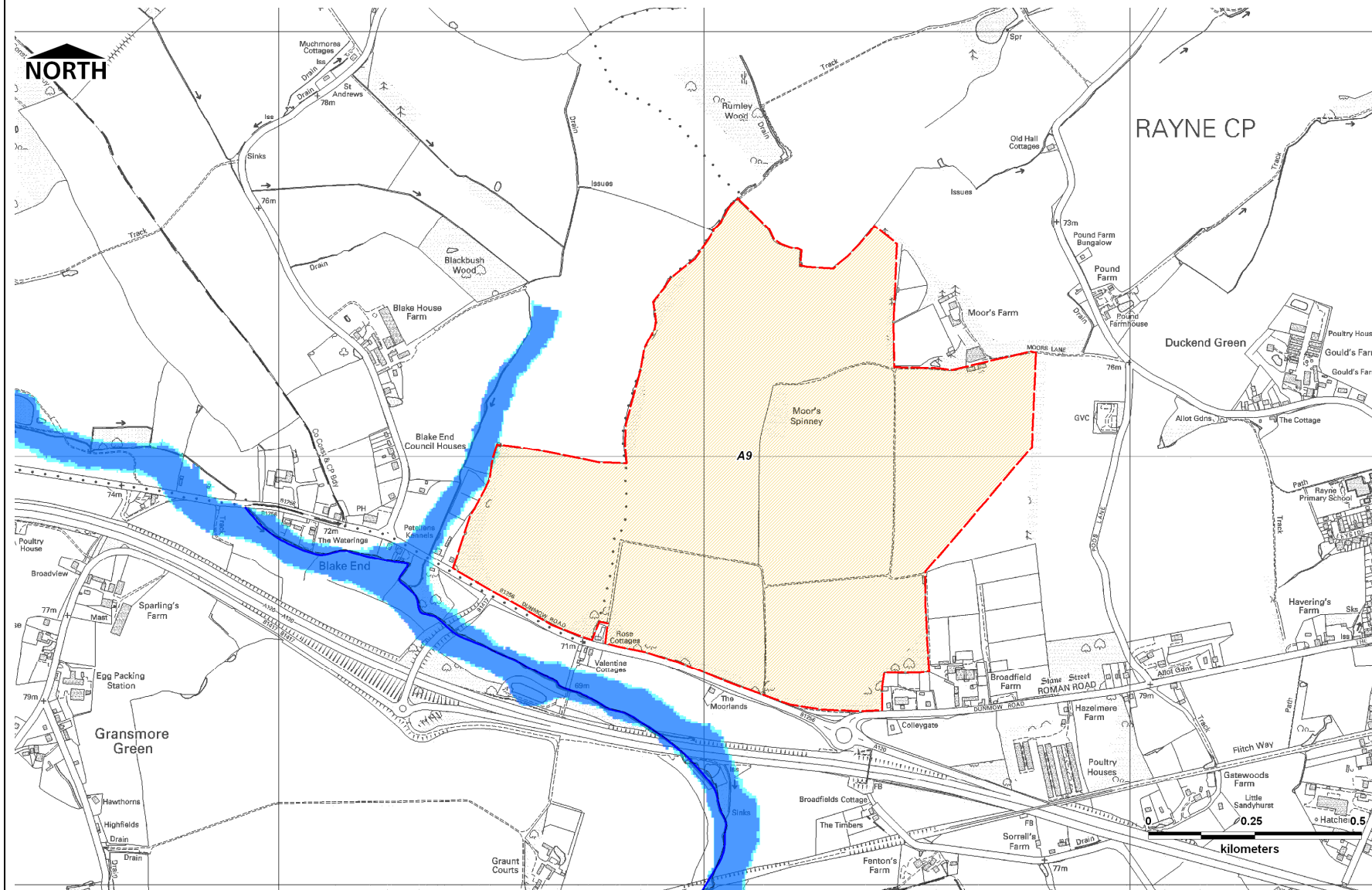


# Essex County Council Minerals Local Plan Level 1 SFRA



## A9 – Broadfield Farm, Rayne

## Preferred Mineral Site



<b>Site Name</b>	Broadfield Farm, Rayne	
<b>L.A. Area</b>	Braintree	
<b>Site Ref</b>	<b>A9</b>	
<b>Site Area (Ha)</b>	90.93	
<b>Flood Zone</b>	1, 2	
<b>Flood Zone Areas (%)</b>	<b>3b</b>	0
	<b>3a</b>	0
	<b>3cc<sup>1</sup></b>	0
	<b>2</b>	0.05
	<b>1</b>	99.95
<b>Extraction Type</b>	It is proposed to use this site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified as Water Compatible.	
<b>Flood Sources</b>	The River Ter flows east approximately 0.1km south of the site. The risk of flooding to the site from this watercourse is Low (Flood Zone 1).	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS and PFRA.	
<b>Summary</b>	The proposed use of this site is compatible with the level of fluvial flood risk according to NPPF. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	

<sup>1</sup> With an allowance for climate change.



LEGEND					
	Urban Areas		Flood Zone 2 - Medium Probability		Historical Flood Map (Environment Agency)
	Non-Selected Site		Flood Zone 3a - High Probability		Raised Flood Defences
	Preferred Site		Flood Zone 3a with Climate Change		Flood Storage Areas
<b>F05</b>	Site Reference		Flood Zone 3b - Functional Floodplain		Areas Benefiting from Flood Defences

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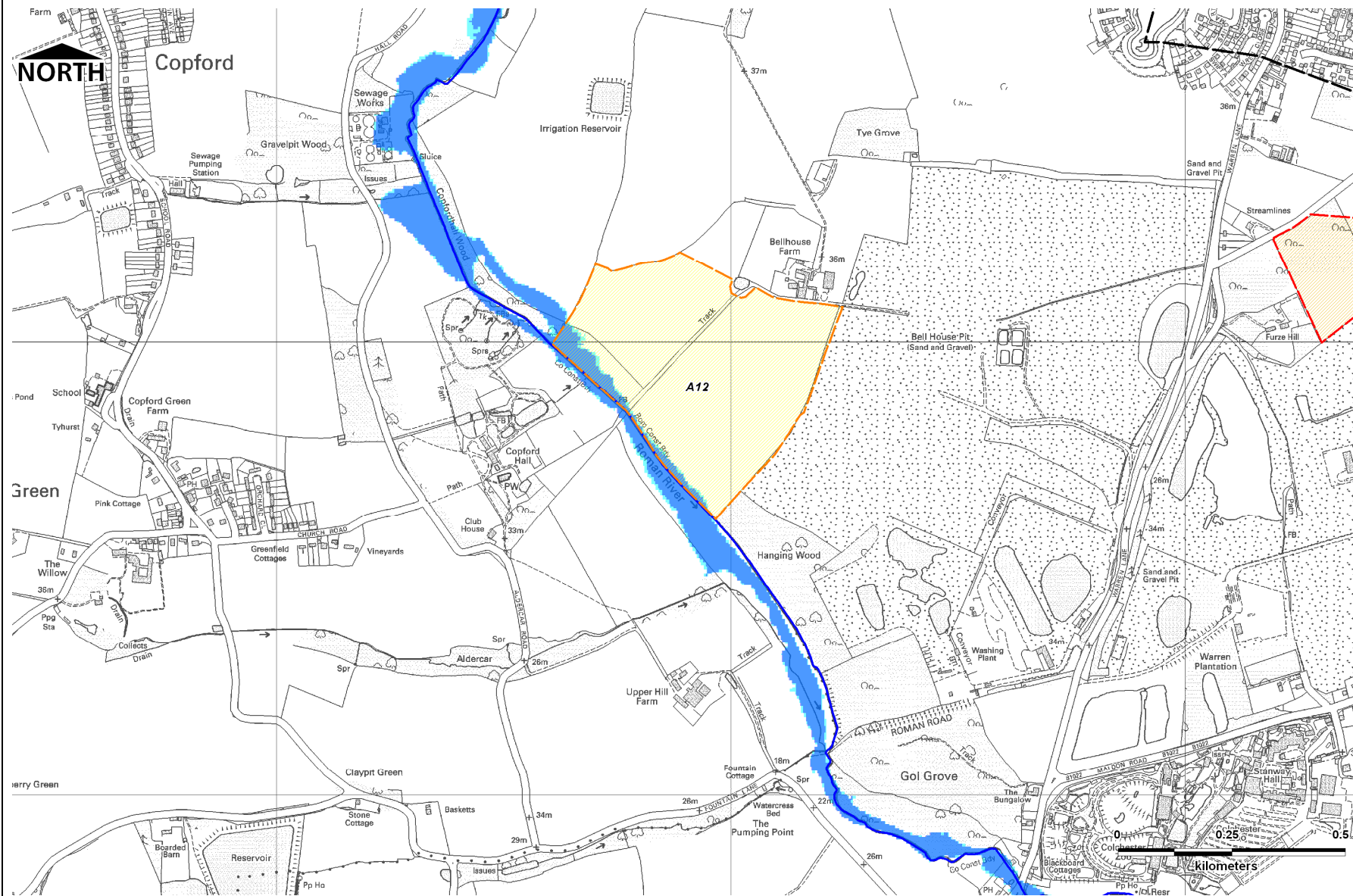
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# Essex County Council Minerals Local Plan Level 1 SFRA



## A12 – Colchester Quarry, Bellhouse Farm South

## Non-Selected Mineral Site

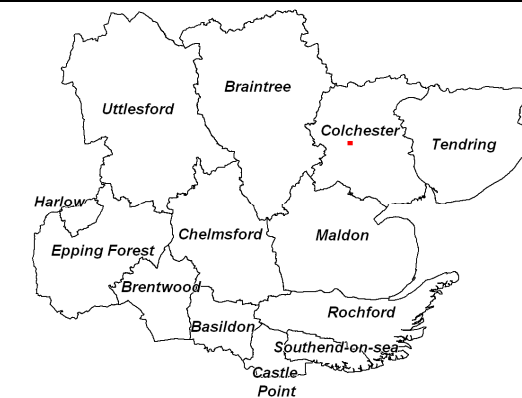


<b>Site Name</b>	Colchester Quarry, Bellhouse Farm South	
<b>L.A. Area</b>	Colchester	
<b>Site Ref</b>	<b>A12</b>	
<b>Site Area (Ha)</b>	20.60	
<b>Flood Zone</b>	1, 2, 3a	
<b>Flood Zone Areas (%)</b>	3b*	0
	3a	4.99
	3cc <sup>1</sup>	0
	2	0.68
	1	94.33
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified as Water Compatible.	
<b>Flood Sources</b>	The Roman River forms the south western boundary of the site and this section of the site is at risk of flooding during the 1 in 100 year flood event (Flood Zone 3). There are no formal flood defences in this area. The EA does not have records of fluvial flooding in this area.	
<b>Summary</b>	The western edge of the site is at risk of flooding from the Roman River. The site layout should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with sand and gravel extraction are located in Flood Zone 1 wherever possible. Given the proportion of Flood Zone 1 on this site, this is considered to be achievable. Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFRRS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFRRS and PFRA.	
<b>Other Notes</b>	The EA has noted the presence of a licensed landfill adjacent to the site (TL954227 Bell House Pit, Stanway). There is potential for landfill gas to migrate into the strata below the proposed development. Applicants should be informed that the responsibility for safe development and secure occupancy of the development will rest with them.	

<sup>1</sup> With an allowance for climate change.  
\* No modelling of the Roman River for Flood Zones 3b or 3a with climate change.

<b>LEGEND</b>					
	Urban Areas		Flood Zone 2 - Medium Probability		Historical Flood Map (Environment Agency)
	Non-Selected Site		Flood Zone 3a - High Probability		Raised Flood Defences
	Preferred Site		Flood Zone 3a with Climate Change		Flood Storage Areas
	F05 Site Reference		Flood Zone 3b - Functional Floodplain		Areas Benefiting from Flood Defences

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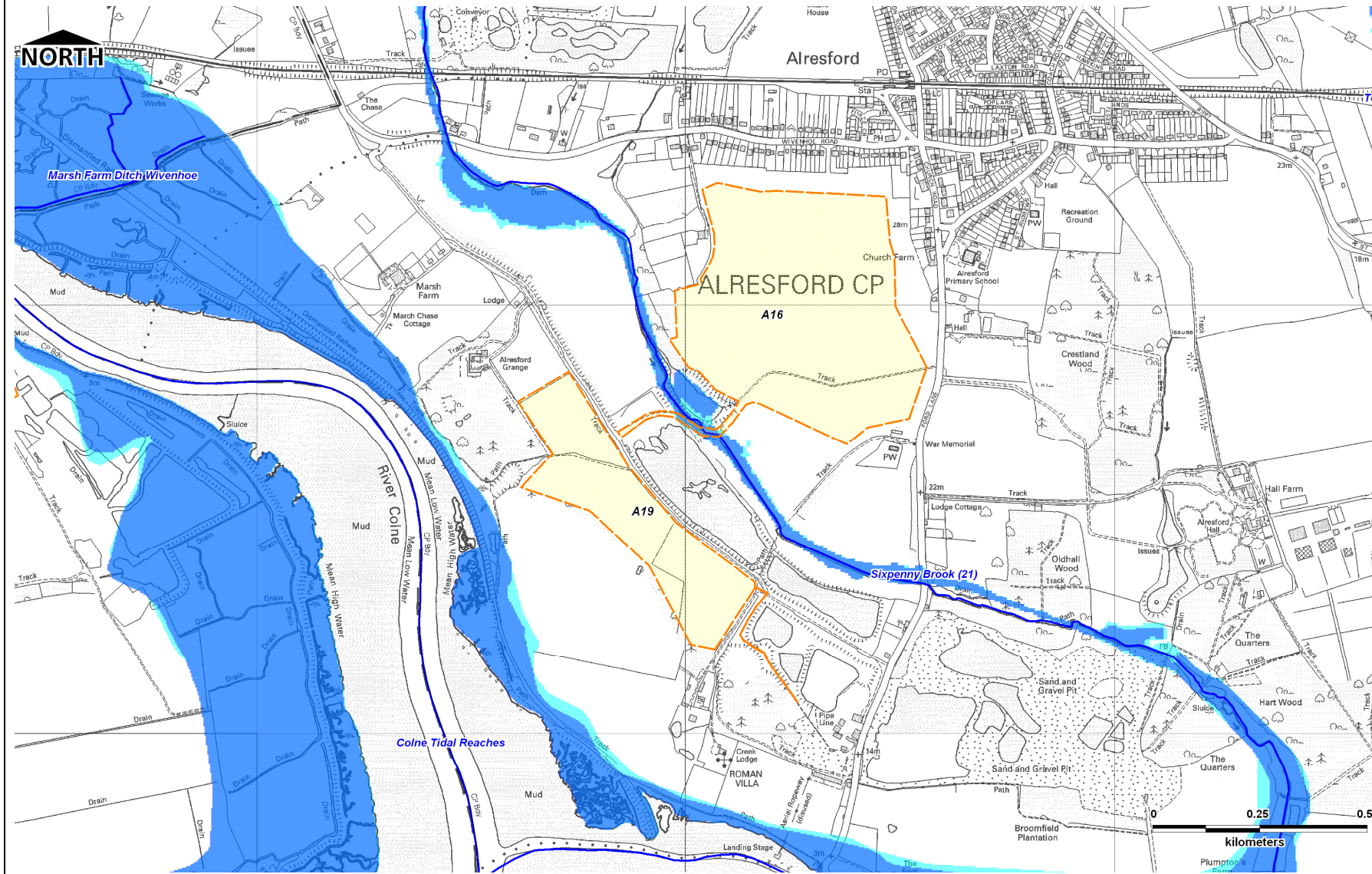


# Essex County Council Minerals Local Plan Level 1 SFRA



## A16 – Church Farm, Alresford

## Non-Selected Mineral Site



<b>Site Name</b>	Church Farm, Alresford	
<b>L.A. Area</b>	Tendring	
<b>Site Ref</b>	<b>A16</b>	
<b>Site Area (Ha)</b>	25.73	
<b>Flood Zone</b>	1, 2, 3	
<b>Flood Zone Areas (%)</b>	<b>3b*</b>	0
	<b>3a</b>	0.65
	<b>3cc<sup>1</sup></b>	0
	<b>2</b>	0.05
	<b>1</b>	99.30
<b>NPPF Vulnerability</b>	It is proposed to use this site for sand and gravel extraction. Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The Sixpenny Brook flows to the south west of the site in a southerly direction to join the R. Colne. An access track that forms part of the site boundary passes over the brook. This part of the site is at risk of flooding from the Sixpenny Brook. There are no recorded incidents of flooding held by the EA.	
<b>Summary</b>	The majority of the site is located within Flood Zone 1, in which all development is permitted in accordance with NPPF. The use of the access track may be restricted during flood events, and arrangements to mitigate and manage this should be assessed as part of a site specific FRA. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFRRMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFRRMS or PFRA.	
<b>Other Notes</b>	The site is located 250m from a surface water agricultural abstraction point and therefore the potential impact of mineral works on these protected rights will need to be investigated further.	
<b>SMP Policy</b>	Sites A16 and A19 are located adjacent to the SMP Policy Development Zone D6a and D6b. In D6a, South of Wivenhoe, the current line will be held throughout all epochs of the SMP and the current undefended areas will remain undefended. In D6b which extends from the B1029 northwards to Wivenhoe, the current line will be held until 2025 following which managed realignment will take place by breach of the existing defence, while retaining flood defence to the railway line.	

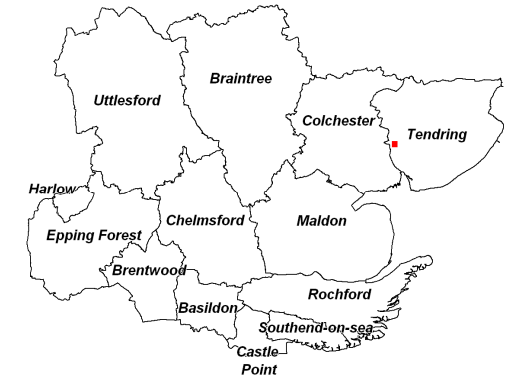
<sup>1</sup> With an allowance for climate change.  
 \* No modelling of the Sixpenny Brook for Flood Zones 3b or 3a with climate change.

**LEGEND**

Urban Areas	Flood Zone 2 - Medium Probability	Historical Flood Map (Environment Agency)
Non-Selected Site	Flood Zone 3a - High Probability	Raised Flood Defences
Preferred Site	Flood Zone 3a with Climate Change	Flood Storage Areas
<b>F05</b> Site Reference	Flood Zone 3b - Functional Floodplain	Areas Benefiting from Flood Defences

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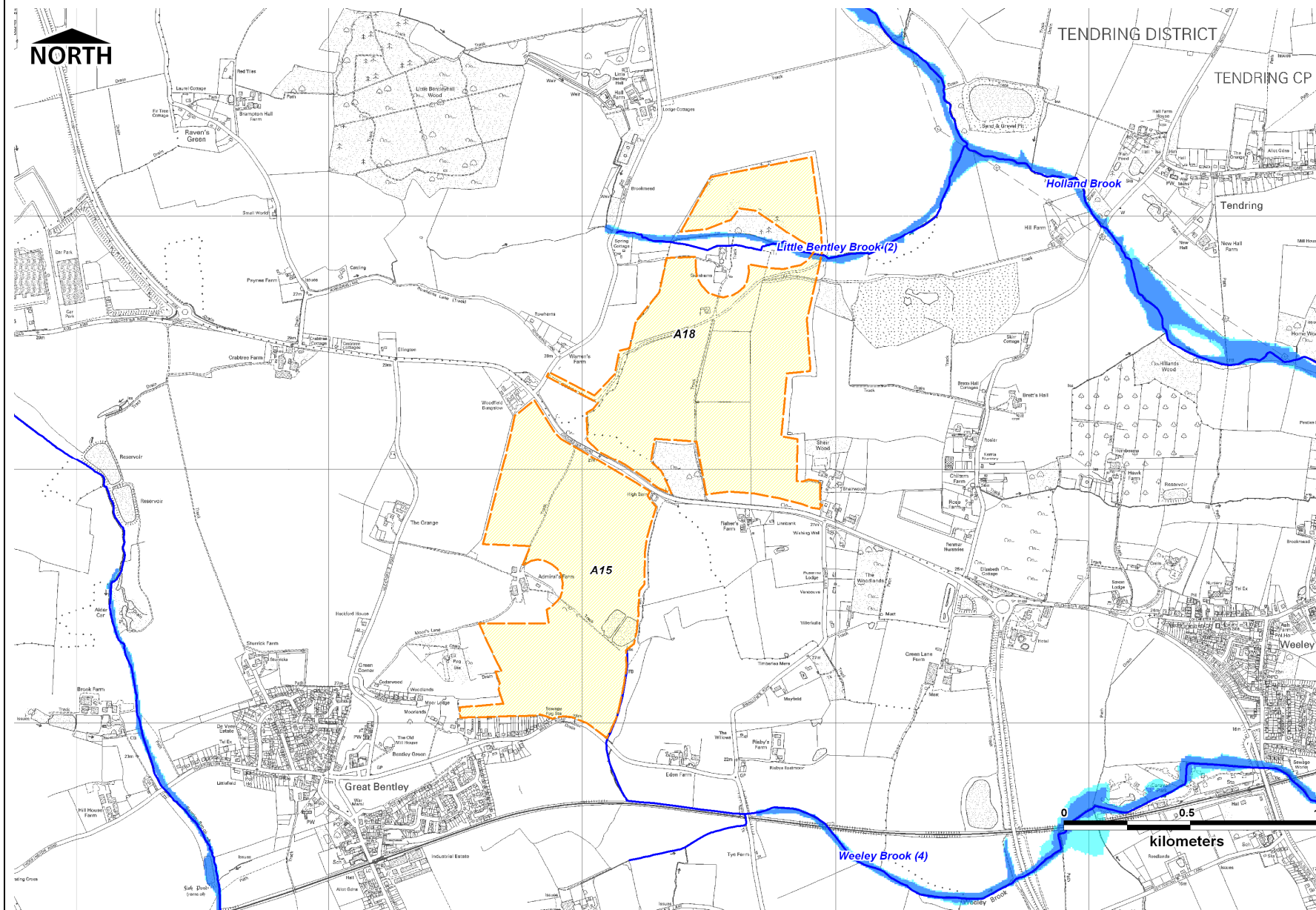


# Essex County Council Minerals Local Plan Level 1 SFRA



## A18 – Gurnhams, Little Bentley and A15 – Admirals Farm, Great Bentley

## Non-Selected Mineral Sites



Site Name	Gurnhams, Little Bentley	Admirals Farm, Gt Bentley
L.A. Area	Tendring	Tendring
Site Ref	A18	A15
Site Area (Ha)	69.71	55
Flood Zone	1, 2, 3	1
Flood Zone Areas (%)	3b	0
	3a*	5.2
	3cc <sup>1</sup>	0
	2	3.8
	1	91
Extraction Type	It is proposed to use these sites for sand and gravel extraction.	
NPPF Vulnerability	Sand and gravel extraction is classified Water Compatible.	
Flood Sources	The Little Bentley Brook flows east through Site A18 to join the Holland Brook. An access track passes over the Little Bentley Brook and may be at risk of flooding during a flood event.	
Summary	<p>The majority of Site A18 is located within Flood Zone 1, in which all development is permitted in accordance with NPPF. The use of the access track may be restricted during flood events, and arrangements to mitigate and manage this should be assessed as part of a site specific FRA.</p> <p>Site A15 is adjacent to the Weeley Brook. There are no Flood Zones available for this watercourse and consideration of the level of flood risk associated with this watercourse will be required as part of a site specific FRA.</p> <p>A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.</p>	
LFMS/PFRA Risk Areas	The sites are not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	

<sup>1</sup> With an allowance for climate change.

\* No modelling of the Sixpenny Brook for Flood Zones 3b or 3a with climate change.

**LEGEND**

- Urban Areas
- Non-Selected Site
- Preferred Site
- Site Reference
- Flood Zone 2 - Medium Probability
- Flood Zone 3a - High Probability
- Flood Zone 3a with Climate Change
- Flood Zone 3b - Functional Floodplain
- Historical Flood Map (Environment Agency)
- Raised Flood Defences
- Flood Storage Areas
- Areas Benefiting from Flood Defences

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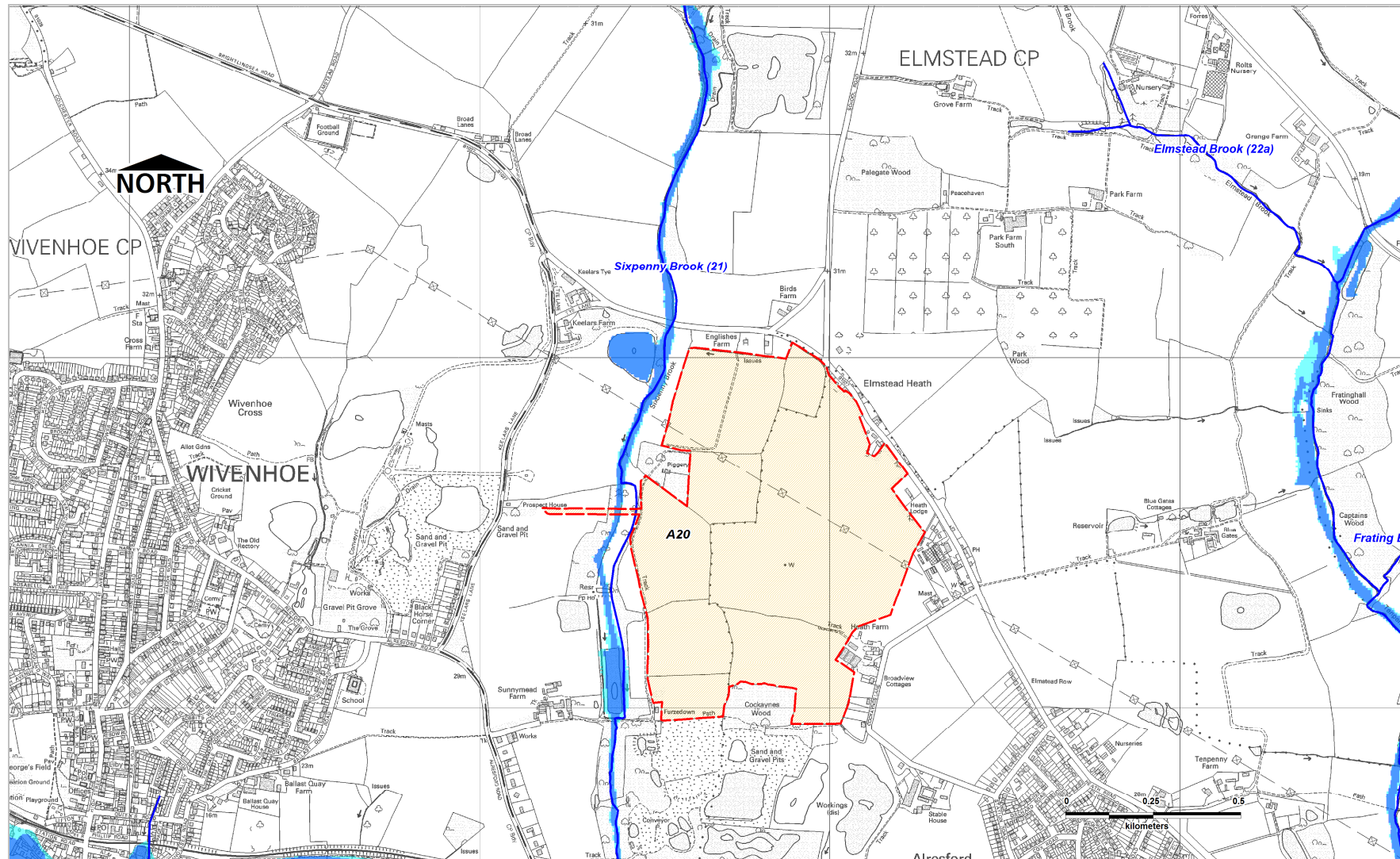


# Essex County Council Minerals Local Plan Level 1 SFRA



## A20 – Sunnymead, Elmstead & Heath Farms, Alresford

## Preferred Mineral Site



<b>Site Name</b>	Sunnymead, Elmstead & Heath Farms, Alresford	
<b>L.A. Area</b>	Tending	
<b>Site Ref</b>	<b>A20</b>	
<b>Site Area (Ha)</b>	65	
<b>Flood Zone</b>	1	
<b>Flood Zone Areas (%)</b>	3b*	0
	3a	0
	3cc <sup>1</sup>	0
	2	0
	1	100
<b>Extraction Type</b>	It is proposed to use extend the use of this site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The Sixpenny Brook flows south, to the west of the site. The probability of flooding to the majority of site from this watercourse is defined as Low (Flood Zone 1). The EA does not have any records of flooding along this watercourse.	
<b>Summary</b>	The proposed use of this site is compatible with the level of fluvial flood risk according to NPPF. The use of the access track may be restricted during flood events, and arrangements to mitigate and manage this should be assessed as part of a site specific FRA. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>Other</b>	There is a Groundwater abstraction licence within the site. The impact of the proposed mineral workings on this abstraction licence will need to be assessed further. There is a Woodland County Wildlife Site to the south.	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS and PFRA.	

<sup>1</sup> With an allowance for climate change.

\* No modelling of the Sixpenny Brook for Flood Zones 3b or 3a with climate change.

**LEGEND**

- Urban Areas
- Non-Selected Site
- Preferred Site
- Site Reference
- Flood Zone 2 - Medium Probability
- Flood Zone 3a - High Probability
- Flood Zone 3a with Climate Change
- Flood Zone 3b - Functional Floodplain
- Historical Flood Map (Environment Agency)
- Raised Flood Defences
- Flood Storage Areas
- Areas Benefiting from Flood Defences

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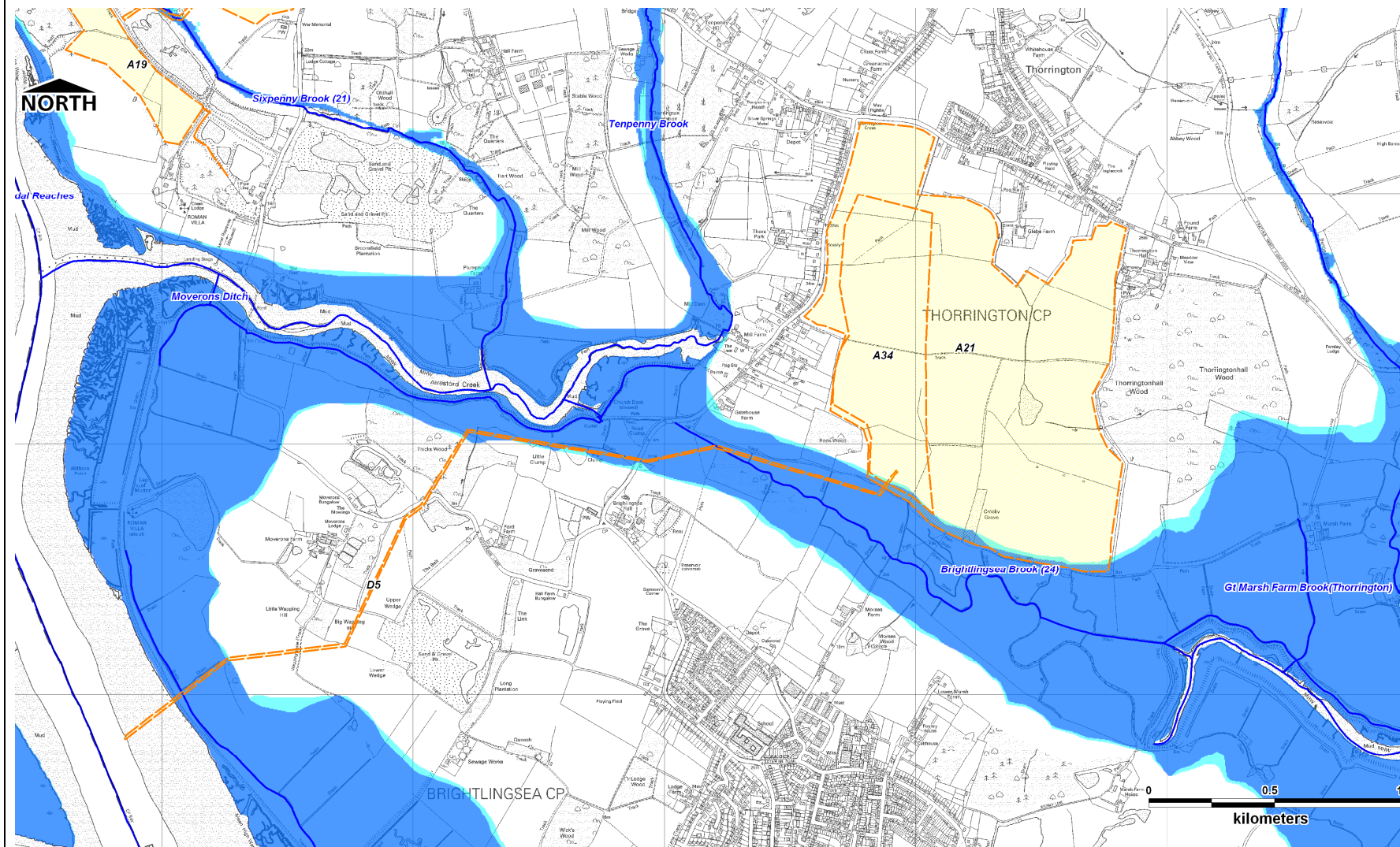


# Essex County Council Minerals Local Plan Level 1 SFRA



## A21 & A34 – Thorrington Hall Farm, Thorrington, D5 Brightlingsea Quay Wharf

## Non-Selected Mineral Site / Transhipment Site



<b>Site Name</b>	Thorrington Hall Farm, Thorrington / Brightlingsea Quay Wharf		
<b>L.A. Area</b>	Tendring		
<b>Site Ref</b>	<b>A21</b>	<b>A34</b>	<b>D5</b>
<b>Site Area (Ha)</b>	143	36.2	3.7
<b>Flood Zone</b>	1,2,3a	1,2,3a	1,2,3a
<b>Flood Zone Areas (%)</b>	3b*	0	0
	3a	1.8	0.25
	3cc <sup>1</sup>	0	0
	2	0.8	0.75
	1	97.4	99
<b>Vulnerability</b>	A21 and A34: Sand and gravel extraction is Water Compatible. D5: Docks, marinas and wharves are Water Compatible.		
<b>Flood Sources</b>	The Brightlingsea Brook is located to the south of sites A21 and A34. The probability of flooding on these sites is chiefly Low – Flood Zone 1. The southern edge of site A34 is at risk of flooding during the 1 in 100 year event (Flood Zone 3a). D5 passes over the floodplain of the Brightlingsea Brook and a network of ditches to reach the River Colne.		
<b>Summary</b>	Sites A21 and A34 are located chiefly within Flood Zone 1, in which all development is permitted in accordance with NPPF. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS. D5 is located within the floodplain of several watercourses, and will need to be designed to ensure it is protected against flooding and does not increase flood risk to the surrounding land. This will need to be assessed as part of a site specific FRA. Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan.		
<b>LFRRMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFRRMS or PFRA.		
<b>Other Notes</b>	The Colne estuary is designated a Ramsar site, SAC and SSSI. All potential impacts on this site must be assessed in accordance with the Habitat Regulations, with English Nature consulted at the earliest opportunity. The site also includes Thorrington Hall Woods CWS, the impact on which must again be assessed. Several agricultural abstraction licences fall within the site; the impact of the proposed mineral workings on this abstraction licence will need to be assessed further.		
<b>SMP Policy</b>	This area is covered by the SMP Policy Development Zones D3, D4 and D5. The approach for this area is to hold the current line of defence until 2025, and thereafter to encourage managed realignment by breach of the existing defences (with the exception of the extent immediately adjacent to Brightlingsea). Flood defence will continue to be provided to the dwellings, roads and freshwater habitats in the area.		

<sup>1</sup> With an allowance for climate change.  
\* No modelling of these watercourses for Flood Zones 3b or 3a with climate change.

<b>LEGEND</b>			
Urban Areas	Flood Zone 2 - Medium Probability	Historical Flood Map (Environment Agency)	
Non-Selected Site	Flood Zone 3a - High Probability	Raised Flood Defences	
Preferred Site	Flood Zone 3a with Climate Change	Flood Storage Areas	
<b>F05</b> Site Reference	Flood Zone 3b - Functional Floodplain	Areas Benefiting from Flood Defences	

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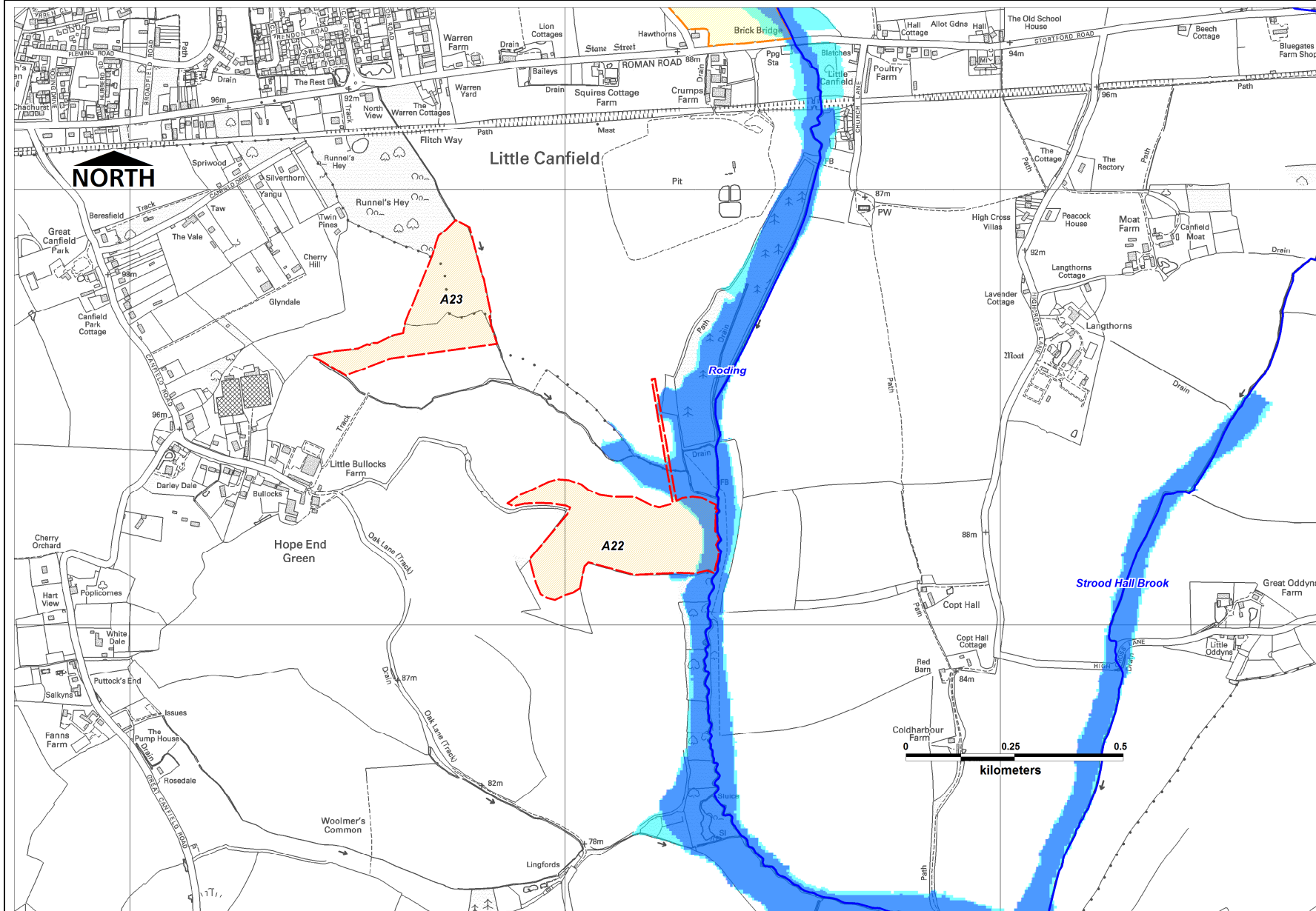


# Essex County Council Minerals Local Plan Level 1 SFRA



## A22 – Little Bullocks Farm, Canfield – Area A

## Preferred Mineral Sites



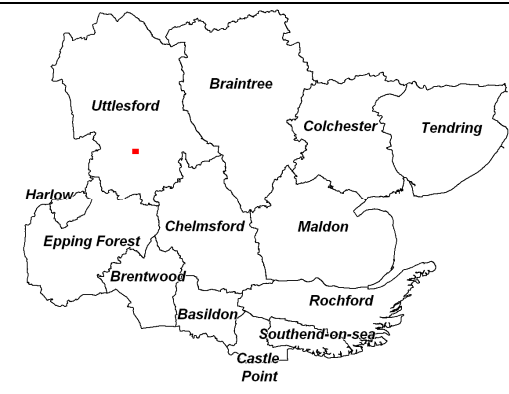
<b>Site Name</b>	Little Bullocks Farm, Canfield	
<b>L.A. Area</b>	Uttlesford	
<b>Site Ref</b>	<b>A22</b>	<b>A23</b>
<b>Site Area (Ha)</b>	6.4	4.9
<b>Flood Zone</b>	1, 3	1
<b>Flood Zone Areas (%)</b>	<b>3b*</b>	0
	<b>3a</b>	6.8
	<b>3cc<sup>1</sup></b>	1.4
	<b>2</b>	0
	<b>1</b>	91.8
<b>Extraction Type</b>	It is proposed to extend the use of these sites for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The River Roding flows south along the eastern edge of A22. The probability of flooding in this eastern section of the site is defined as High (Flood Zone 3a). Site A23 contains some ordinary watercourses.	
<b>Summary</b>	The site layout should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with the extraction are located in Flood Zone 1. Given that the majority of the site is located in Flood Zone 1, this should be achievable. The flood risk associated with the ordinary watercourses should be assessed as part of a site specific FRA, and suitable mitigation measures adopted. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	
<b>Other Notes</b>	A22 – Grassland County Wildlife Site. A23 – Within 250m of historical landfill (TL579212 Domestic/Industrial Waste Non Hazardous).	

<sup>1</sup> With an allowance for climate change.  
\* No modelling of this part of the Roding for Flood Zones 3b or 3a with climate change.

LEGEND					
	Urban Areas		Flood Zone 2 - Medium Probability		Historical Flood Map (Environment Agency)
	Non-Selected Site		Flood Zone 3a - High Probability		Raised Flood Defences
	Preferred Site		Flood Zone 3a with Climate Change		Flood Storage Areas
<b>F05</b>	Site Reference		Flood Zone 3b - Functional Floodplain		Areas Benefiting from Flood Defences

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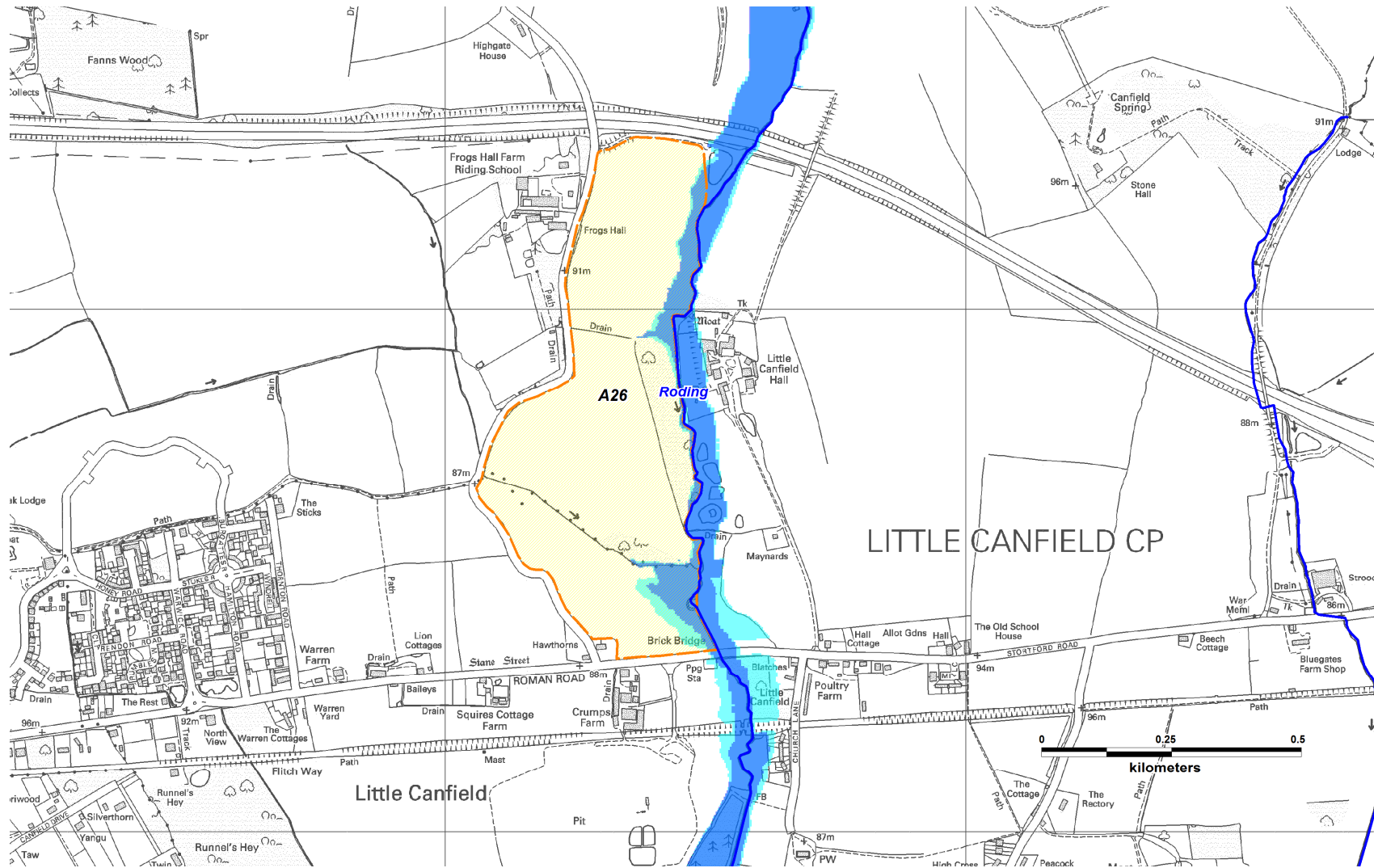


# Essex County Council Minerals Local Plan Level 1 SFRA



## A26 – Frogs Hall, Takeley

## Non-Selected Mineral Site



<b>Site Name</b>	Frogs Hall, Takeley	
<b>L.A. Area</b>	Uttlesford	
<b>Site Ref</b>	<b>A26</b>	
<b>Site Area (Ha)</b>	28.10	
<b>Flood Zone</b>	1, 2, 3	
<b>Flood Zone Areas (%)</b>	<b>3b*</b>	0
	<b>3a</b>	9.2
	<b>3cc<sup>1</sup></b>	0
	<b>2</b>	3.1
	<b>1</b>	87.7
<b>Extraction Type</b>	It is proposed to use this site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The River Roding flows south along the eastern edge of the site. The probability of flooding in this eastern section of the site is defined as High (Flood Zone 3a). The EA has records of flooding adjacent to the site.	
<b>Summary</b>	The site layout should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with the extraction are located in Flood Zone 1. Given that the majority of the site is located in Flood Zone 1, this should be achievable. Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan. A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	

<sup>1</sup> With an allowance for climate change.

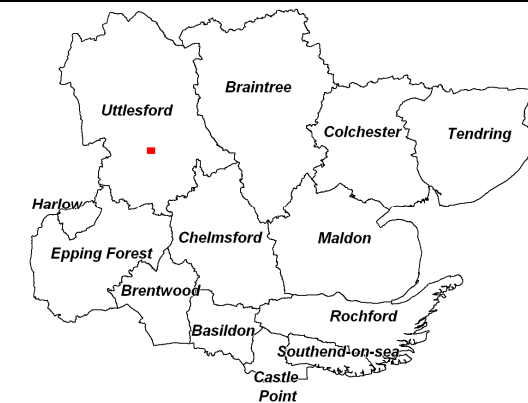
\* No modelling of this part of the Roding for Flood Zones 3b or 3a with climate change.

**LEGEND**

- Urban Areas
- Non-Selected Site
- Preferred Site
- F05** Site Reference
- Flood Zone 2 - Medium Probability
- Flood Zone 3a - High Probability
- Flood Zone 3a with Climate Change
- Flood Zone 3b - Functional Floodplain
- Historical Flood Map (Environment Agency)
- Raised Flood Defences
- Flood Storage Areas
- Areas Benefiting from Flood Defences

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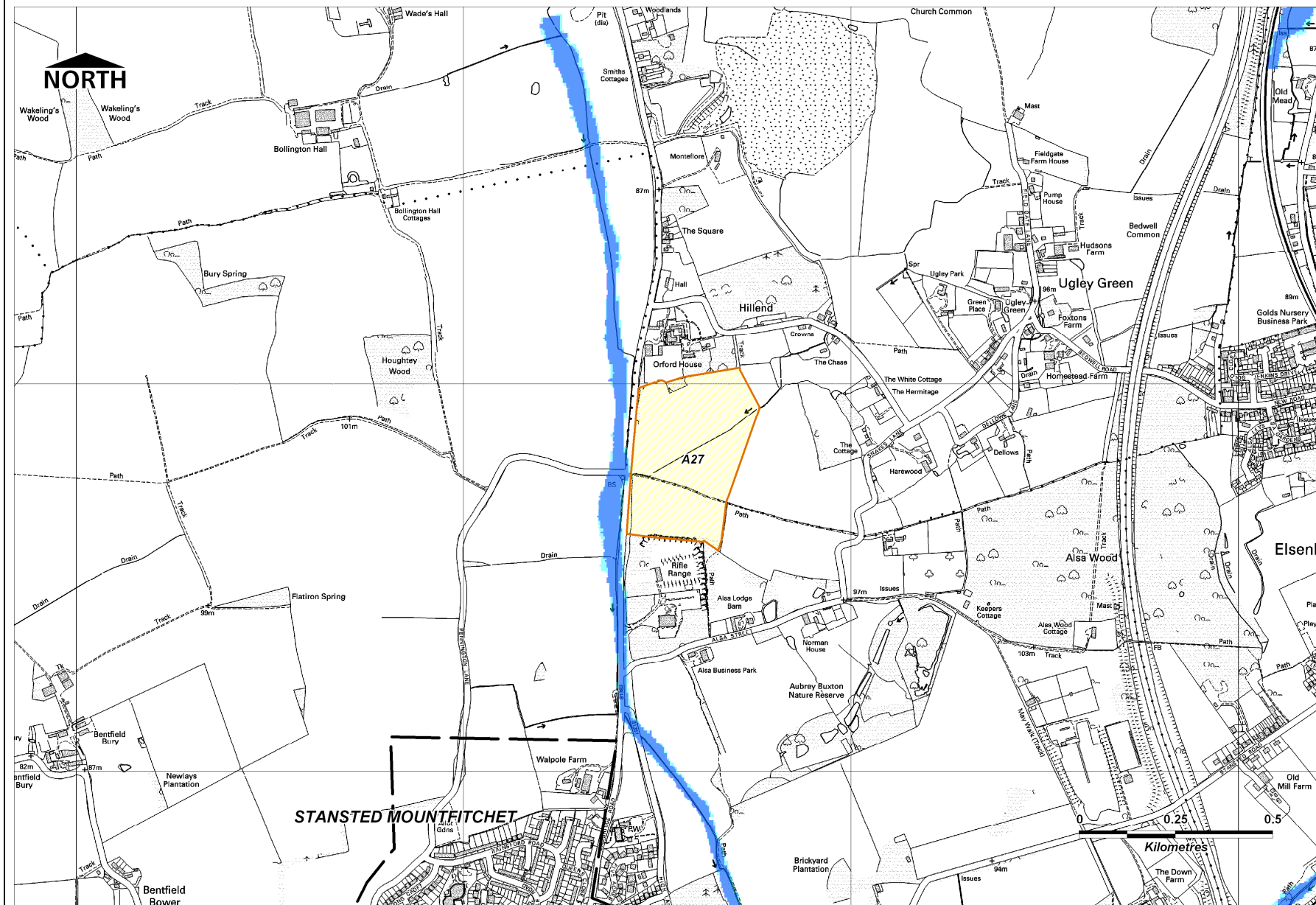


# Essex County Council Minerals Local Plan Level 1 SFRA



## A27 – Land at Ugley, Ugley

## Non-Selected Mineral Site



<b>Site Name</b>	Land at Ugley, Ugley	
<b>L.A. Area</b>	Uttlesford	
<b>Site Ref</b>	A27	
<b>Site Area (Ha)</b>	11.7	
<b>Flood Zone</b>	1, 2	
<b>Flood Zone Areas (%)</b>	3b*	0
	3a	0
	3cc <sup>1</sup>	0
	2	0.1
	1	99.9
<b>Extraction Type</b>	It is proposed to use the site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The Ugly Brook (Main River) is adjacent to the site. The probability of flooding on the site is defined as Low – Flood Zone 1. The EA does not have any records of flooding from the Ugly Brook in this area. An ordinary watercourse dissects the site, and joins the Ugly Brook.	
<b>Summary</b>	The flood risk associated with the ordinary watercourse will need to be assessed as part of a site specific FRA. In addition, a site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	

<sup>1</sup> With an allowance for climate change.  
 \* No modelling of the Ugly Brook for Flood Zones 3b or 3a with climate change.

LEGEND					
	Urban Areas		Flood Zone 2 - Medium Probability		Historical Flood Map (Environment Agency)
	Non-Selected Site		Flood Zone 3a - High Probability		Raised Flood Defences
	Preferred Site		Flood Zone 3a with Climate Change		Flood Storage Areas
	Site Reference		Flood Zone 3b - Functional Floodplain		Areas Benefiting from Flood Defences

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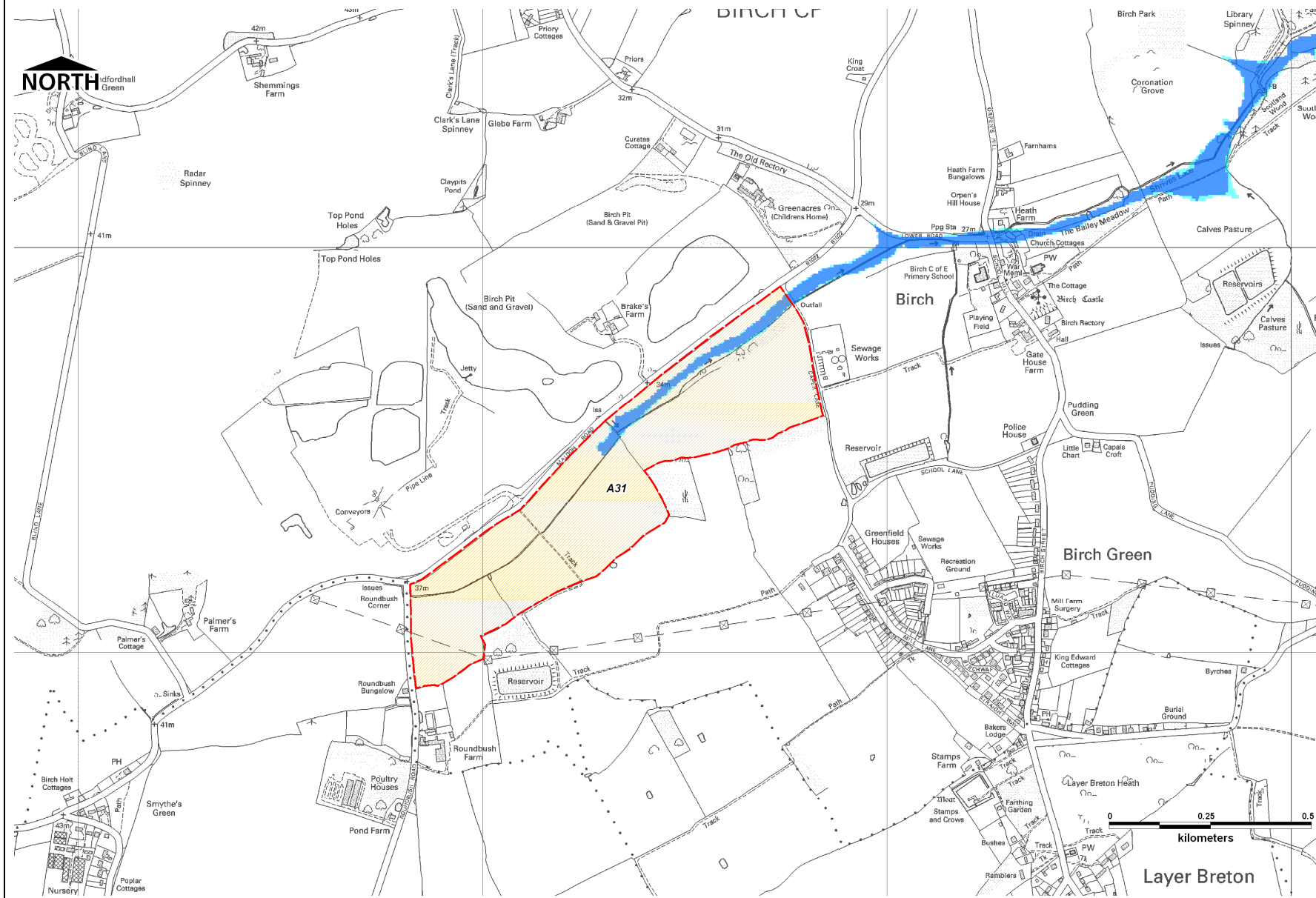


# Essex County Council Minerals Local Plan Level 1 SFRA



## A31 – Birch Extraction

## Preferred Mineral Site



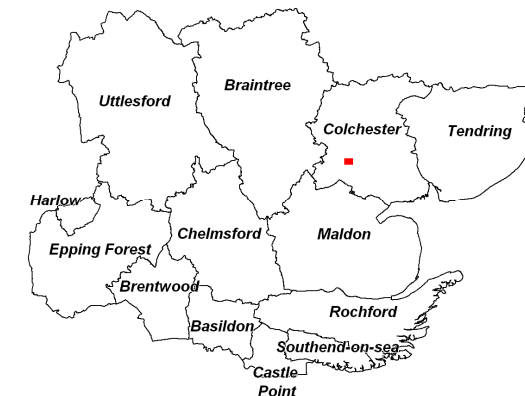
<b>Site Name</b>	Birch Extraction	
<b>L.A. Area</b>	Colchester	
<b>Site Ref</b>	<b>A31</b>	
<b>Site Area (Ha)</b>	30	
<b>Flood Zone</b>	1, 2, 3	
<b>Flood Zone Areas (%)</b>	3b*	0
	3a	4.7
	3cc <sup>†</sup>	0
	2	1
	1	94.3
<b>Extraction Type</b>	It is proposed to use the site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	A drainage ditch and tributary of the Roman River flows along the north edge of the site.	
<b>Summary</b>	<p>The site layout should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with the extraction are located in Flood Zone 1. Given that the majority of the site is located in Flood Zone 1, this should be achievable.</p> <p>The flood risk associated with the ordinary watercourses should be assessed as part of a site specific FRA, and suitable mitigation measures adopted.</p> <p>Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan.</p> <p>A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.</p>	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	

<sup>†</sup> With an allowance for climate change.  
 \* No modelling of this watercourse for Flood Zones 3b or 3a with climate change.

<b>LEGEND</b>			
Urban Areas	Flood Zone 2 - Medium Probability	Historical Flood Map (Environment Agency)	
Non-Selected Site	Flood Zone 3a - High Probability	Raised Flood Defences	
Preferred Site	Flood Zone 3a with Climate Change	Flood Storage Areas	
<b>F05</b> Site Reference	Flood Zone 3b - Functional Floodplain	Areas Benefiting from Flood Defences	

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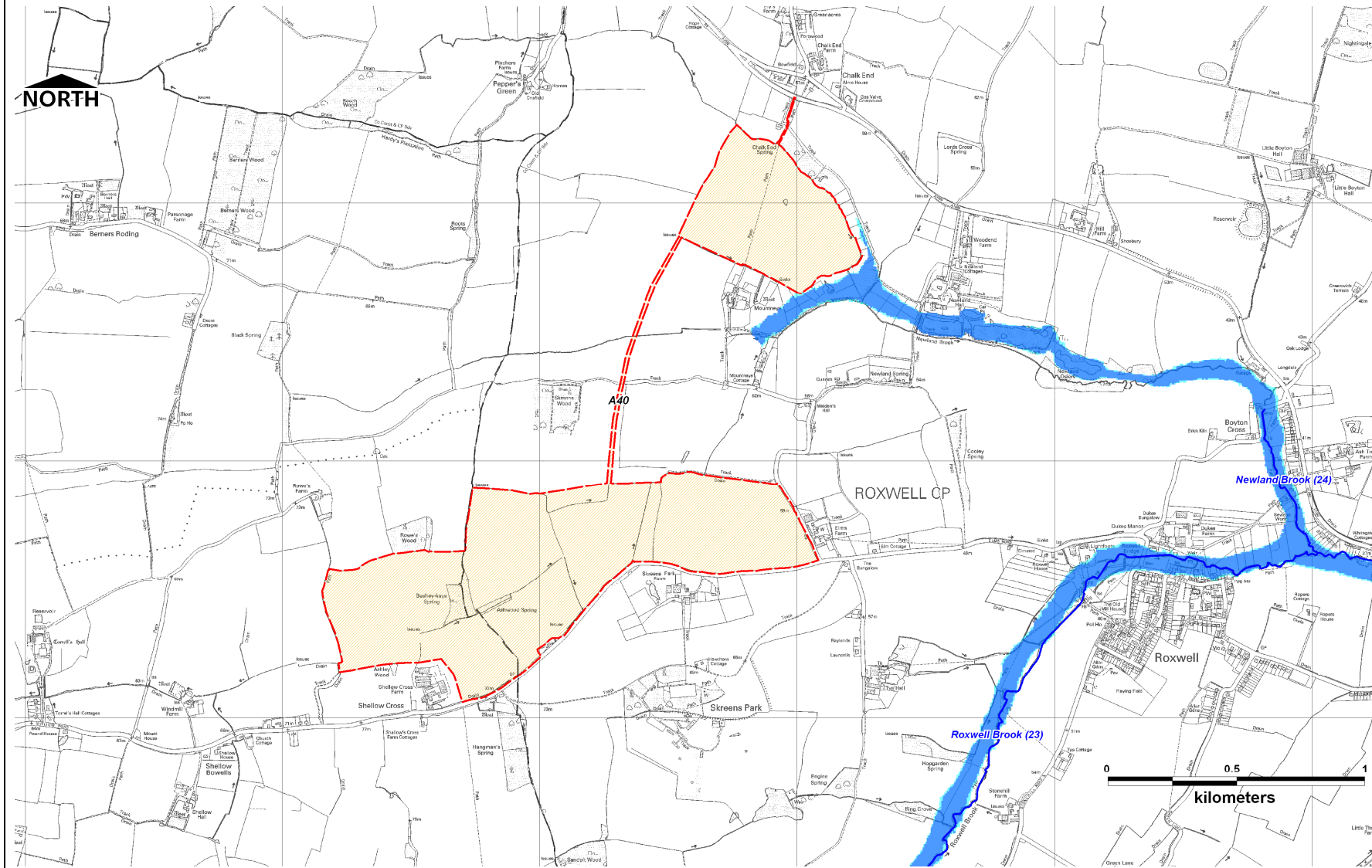


# Essex County Council Minerals Local Plan Level 1 SFRA



## A40 – Shellow Cross Farm

## Preferred Mineral Site



<b>Site Name</b>	Shellow Cross Farm	
<b>L.A. Area</b>	Chelmsford	
<b>Site Ref</b>	<b>A40</b>	
<b>Site Area (Ha)</b>	111	
<b>Flood Zone</b>	1	
<b>Flood Zone Areas (%)</b>	<b>3b</b>	0
	<b>3a</b>	0
	<b>3cc<sup>1</sup></b>	0
	<b>2</b>	0
	<b>1</b>	100
<b>Extraction Type</b>	It is proposed to use the site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The Newland Brook is located to the east of A40a Ex. A series of ditches and drains are located around the edge of the sites.	
<b>Summary</b>	<p>The site is located within Flood Zone 1 with respect to Main Rivers, in which all development is permitted in accordance with NPPF. However, the risk of flooding associated with any smaller ditches and watercourses around the edge of the site will need to be assessed as part of a site specific FRA.</p> <p>A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.</p>	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	

<sup>1</sup> With an allowance for climate change.

\* No modelling of the Newland Brook and Roxwell Brook for Flood Zone 3b and Flood Zone 3a with climate change.

**LEGEND**

- Urban Areas
- Non-Selected Site
- Preferred Site
- F05** Site Reference
- Flood Zone 2 - Medium Probability
- Flood Zone 3a - High Probability
- Flood Zone 3a with Climate Change
- Flood Zone 3b - Functional Floodplain
- Historical Flood Map (Environment Agency)
- Raised Flood Defences
- Flood Storage Areas
- Areas Benefiting from Flood Defences

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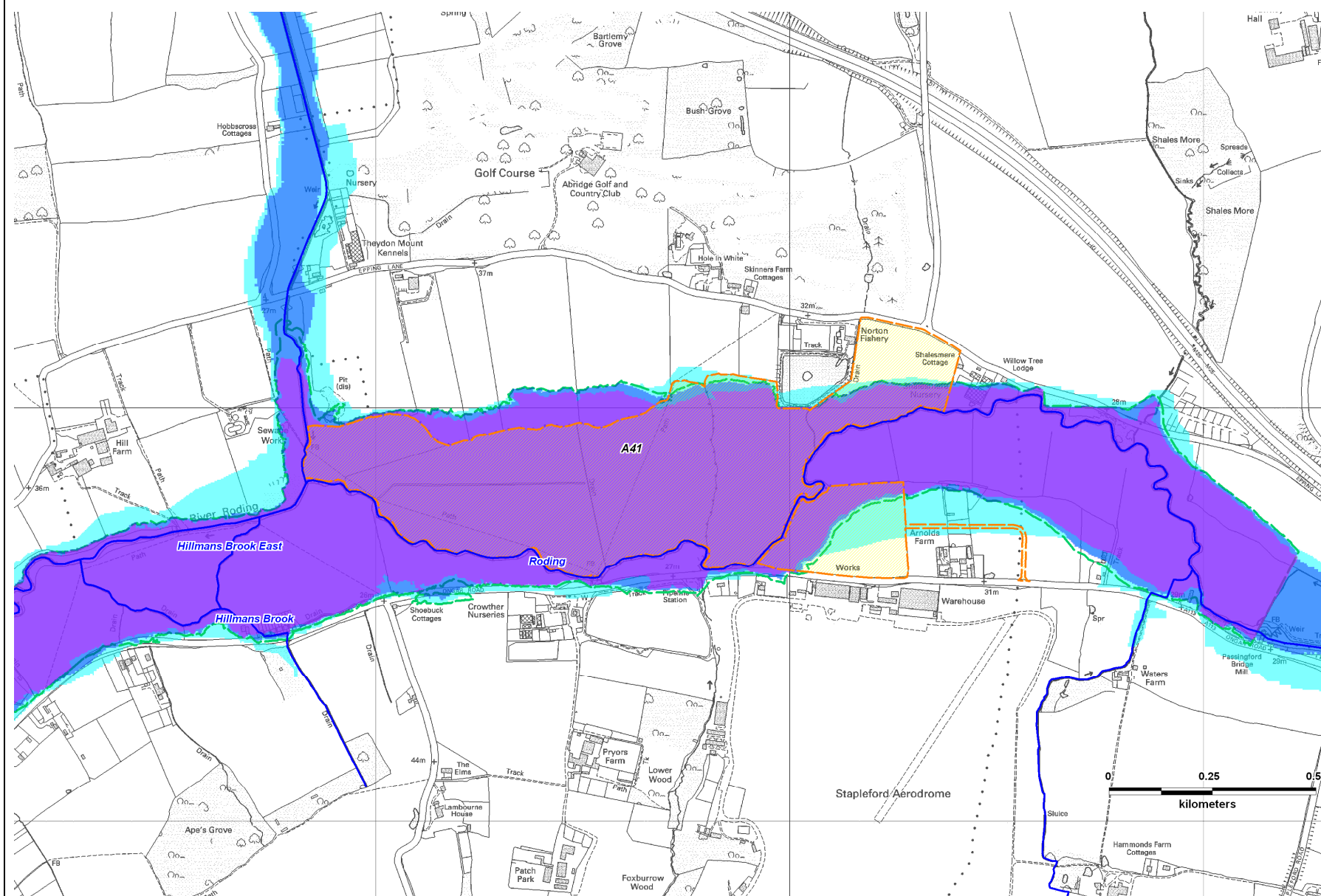


# Essex County Council Minerals Local Plan Level 1 SFRA



## A41 – Patch Park Farm

## Non-Selected Mineral Site



<b>Site Name</b>	Patch Park Farm		
<b>L.A. Area</b>	Epping Forest		
<b>Site Ref</b>	<b>A41 (Western)</b>	<b>A41 (Eastern)</b>	
<b>Site Area (Ha)</b>	43.6	6.6	
<b>Flood Zone</b>	1, 2, 3	1, 2, 3	
<b>Flood Zone Areas (%)</b>	<b>3b</b>	89.0	38.1
	<b>3a</b>	1.7	5.0
	<b>3cc<sup>1</sup></b>	0.6	2.2
	<b>2</b>	1.5	28.4
	<b>1</b>	7.3	26.3
<b>Extraction Type</b>	It is proposed to use this site for sand and gravel extraction.		
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.		
<b>Flood Sources</b>	The Roding flows through this site. The EA has records of flooding from the Roding in this area. Several drains are located within the site.		
<b>Summary</b>	<p>These sites are at risk of flooding from the River Roding. Under NPPF, a sequential approach should be applied to the site layout, whereby elements of greater vulnerability, such as buildings and stockpiling associated with the extraction are located in Flood Zone 1 wherever possible. Given the small proportion of Flood Zone 1 available, this may prove a challenge.</p> <p>Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan.</p> <p>A site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.</p>		
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.		

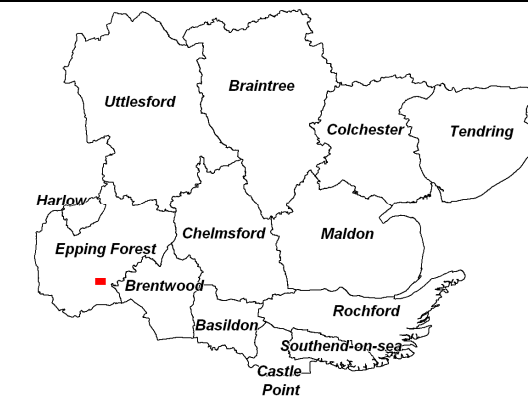
<sup>1</sup> With an allowance for climate change.

**LEGEND**

- Urban Areas
- Flood Zone 2 - Medium Probability
- Flood Zone 3a - High Probability
- Flood Zone 3a with Climate Change
- Flood Zone 3b - Functional Floodplain
- Non-Selected Site
- Historical Flood Map (Environment Agency)
- Raised Flood Defences
- Flood Storage Areas
- Areas Benefiting from Flood Defences
- Preferred Site
- F05 Site Reference

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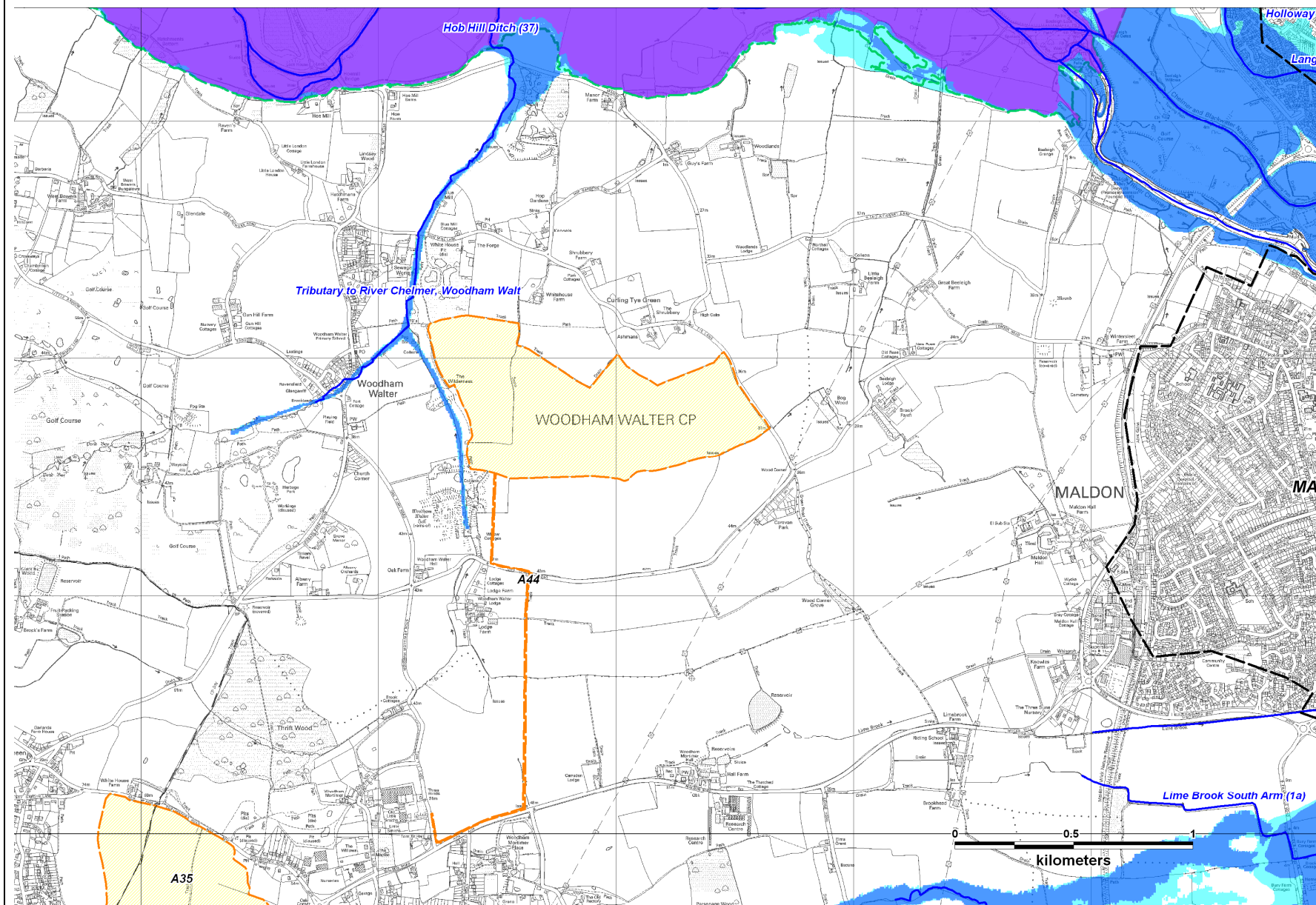


# Essex County Council Minerals Local Plan Level 1 SFRA



## A44 – White House Farm, Woodham Walter

## Non-Selected Mineral Site



<b>Site Name</b>	White House Farm, Woodham Water	
<b>L.A. Area</b>	Maldon	
<b>Site Ref</b>	<b>A44</b>	
<b>Site Area (Ha)</b>	60	
<b>Flood Zone</b>	1	
<b>Flood Zone Areas (%)</b>	3b <sup>1</sup>	0
	3a	0
	3cc <sup>1</sup>	0
	2	0
	1	100
<b>Extraction Type</b>	It is proposed to use this site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The site adjacent to a tributary of the River Chelmer.	
<b>Summary</b>	The site is located within Flood Zone 1 with respect to Main Rivers, in which all development is permitted in accordance with NPPF. However, the risk of flooding associated with any smaller ditches and watercourses around the edge of the site will need to be assessed as part of a site specific FRA. In addition, a site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	

<sup>1</sup> With an allowance for climate change.  
\* No modelling of this portion of the River Colne for Flood Zone 3b or 3a with climate change.

<b>LEGEND</b>		
Urban Areas	Flood Zone 2 - Medium Probability	Historical Flood Map (Environment Agency)
Non-Selected Site	Flood Zone 3a - High Probability	Raised Flood Defences
Preferred Site	Flood Zone 3a with Climate Change	Flood Storage Areas
<b>F05</b> Site Reference	Flood Zone 3b - Functional Floodplain	Areas Benefiting from Flood Defences

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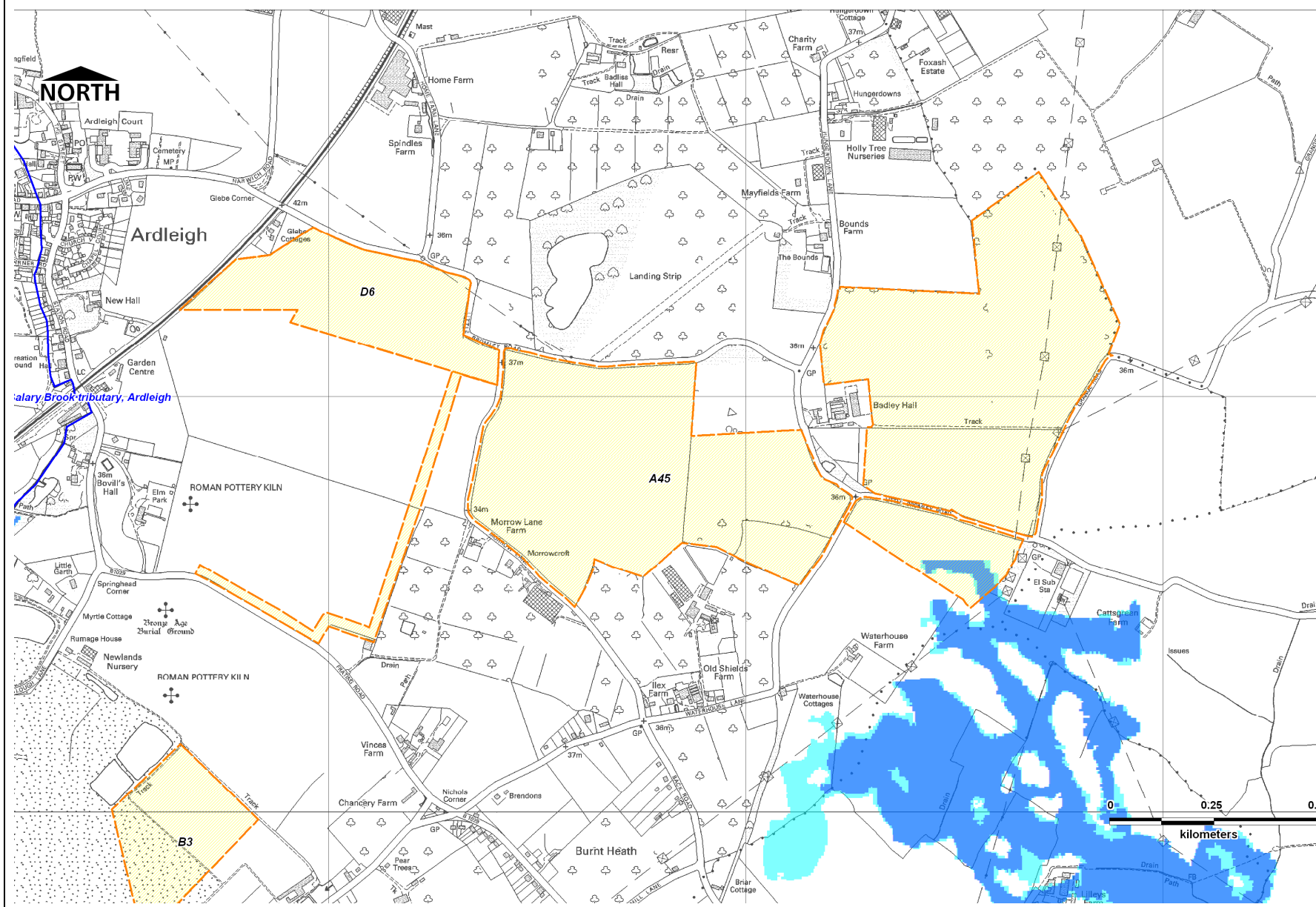


# Essex County Council Minerals Local Plan Level 1 SFRA



## A45 – Ardleigh Rail 2 and D6 – Ardleigh Rail Transshipment Site

## Non-Selected Mineral Site / Transshipment Site



<b>Site Name</b>	Ardleigh Rail 2			
<b>L.A. Area</b>	Tendring			
<b>Site Ref</b>	<b>A45A</b>	<b>A45Bs</b>	<b>A45Bn</b>	<b>D6</b>
<b>Site Area (Ha)</b>	35.8	5.6	35.3	13
<b>Flood Zone</b>	1	1,2,3	1	1
<b>Flood Zone Areas (%)</b>	<b>3b</b>	0	0	0
	<b>3a</b>	0	11.4	0
	<b>3cc<sup>1</sup></b>	0	0	0
	<b>2</b>	0	2.5	0
	<b>1</b>	100	86.1	100
<b>Extraction Type</b>	It is proposed to use Site A45 for sand and gravel extraction and Site D6 for mineral transshipment site incorporating rail siding and stockpiling area.			
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible. Water Compatible development is appropriate in all Flood Zones and is therefore appropriate at this site subject to the application of the Sequential Test.			
<b>Flood Sources</b>	Site A45 and D6 are located in the upper catchment of the Tenpenny Brook and a tributary of the Salary Brook.			
<b>Summary</b>	<p>The site layout of site A45 should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with the extraction are located in Flood Zone 1. Given that the majority of the site is located in Flood Zone 1, this should be achievable.</p> <p>The flood risk associated with the ordinary watercourses and onsite drainage and surface water flooding should be assessed as part of a site specific FRA, and suitable mitigation measures adopted.</p> <p>In addition, a site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.</p>			
<b>LFMS/PFRA Risk Areas</b>	The sites are not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.			

<sup>1</sup> With an allowance for climate change.  
 \* No modelling of this part of the Chelmer for Flood Zone 3b or 3a with climate change.

<b>LEGEND</b>	Urban Areas	Flood Zone 2 - Medium Probability	Historical Flood Map (Environment Agency)
Non-Selected Site	Flood Zone 3a - High Probability	Raised Flood Defences	Flood Storage Areas
Preferred Site	Flood Zone 3a with Climate Change	Areas Benefiting from Flood Defences	
<b>F05</b> Site Reference	Flood Zone 3b - Functional Floodplain		

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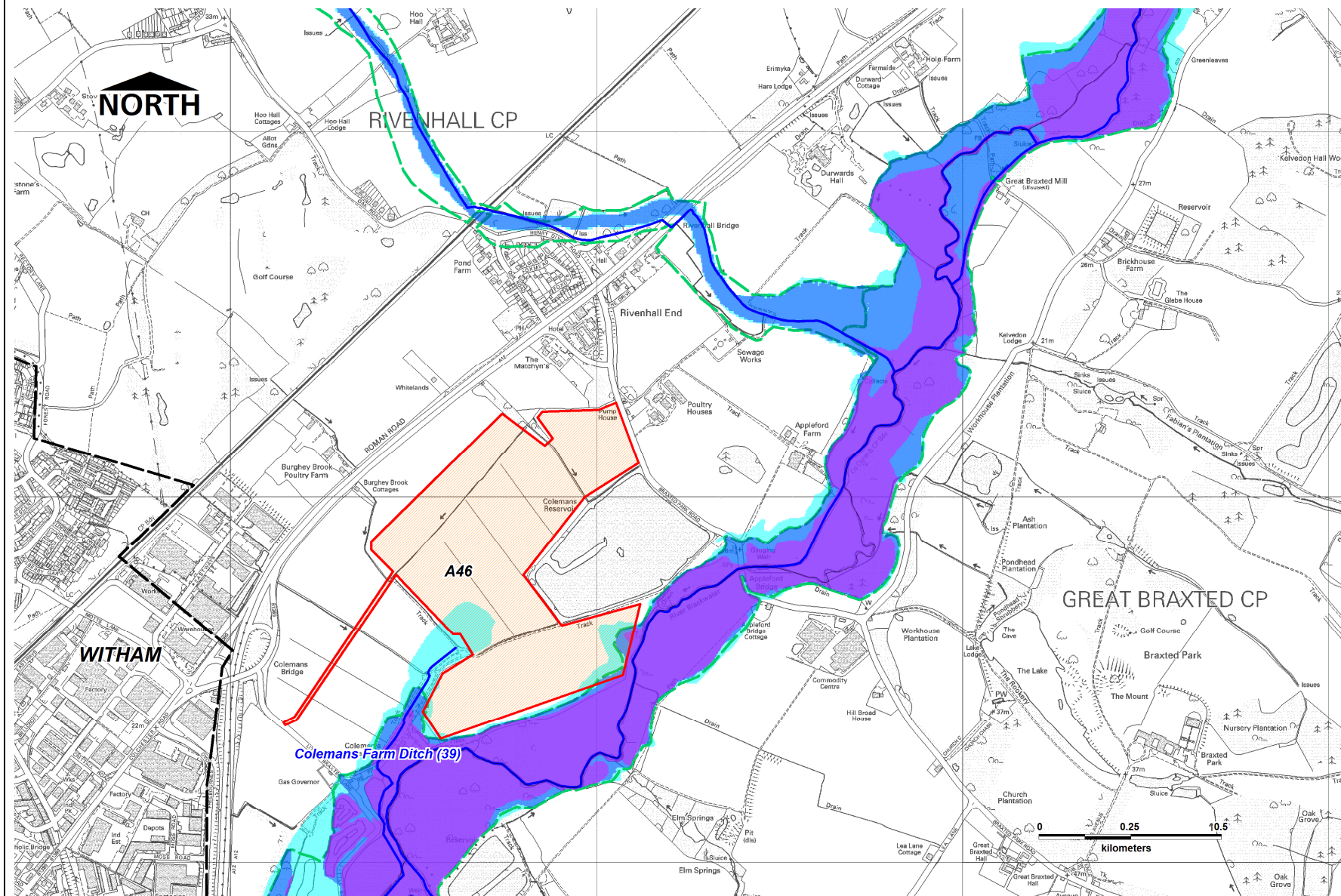


# Essex County Council Minerals Local Plan Level 1 SFRA



## A46 – Colemans Farm, Witham

## Preferred Mineral Site



<b>Site Name</b>	Colemans Farm, Lt Braxted Lane, Witham	
<b>L.A. Area</b>	Braintree	
<b>Site Ref</b>	<b>A46</b>	
<b>Site Area (Ha)</b>	36	
<b>Flood Zone</b>	1,2,3	
<b>Flood Zone Areas (%)</b>	<b>3b</b>	0.3
	<b>3a</b>	0.7
	<b>3cc<sup>1</sup></b>	0.6
	<b>2</b>	5.1
	<b>1</b>	93.3
<b>Extraction Type</b>	It is proposed to use this site for sand and gravel extraction.	
<b>NPPF Vulnerability</b>	Sand and gravel extraction is classified Water Compatible.	
<b>Flood Sources</b>	The River Blackwater flows along the south eastern edge of the site. A tributary of this watercourse flows from north to south through the northern part of the site to join with the main river. There are no formal flood defences present. The EA has records of historic flooding in this area.	
<b>Summary</b>	The site layout should ensure a sequential approach is adopted whereby elements of greater vulnerability, such as buildings and stockpiling associated with sand and gravel extraction are located in Flood Zone 1 wherever possible. Given the proportion of Flood Zone 1 on this site, this is considered to be achievable. Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan. A site specific FRA will also be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>LFMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS and PFRA.	
<b>Other Notes</b>	The EA also notes the presence of Essex Wildlife Trust (EWT) grassland County Wildlife Site (CWS) across the river south of the site.	

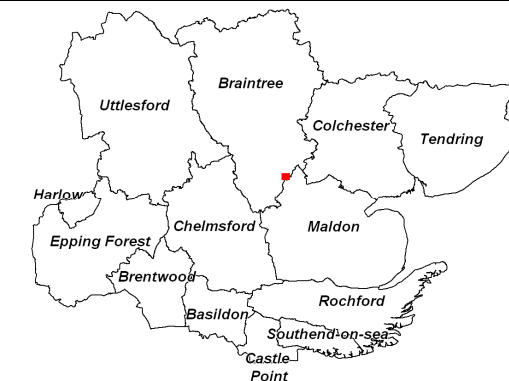
<sup>1</sup> With an allowance for climate change.

**LEGEND**

- Urban Areas
- Non-Selected Site
- Preferred Site
- F05** Site Reference
- Flood Zone 2 - Medium Probability
- Flood Zone 3a - High Probability
- Flood Zone 3a with Climate Change
- Flood Zone 3b - Functional Floodplain
- Historical Flood Map (Environment Agency)
- Raised Flood Defences
- Flood Storage Areas
- Areas Benefiting from Flood Defences

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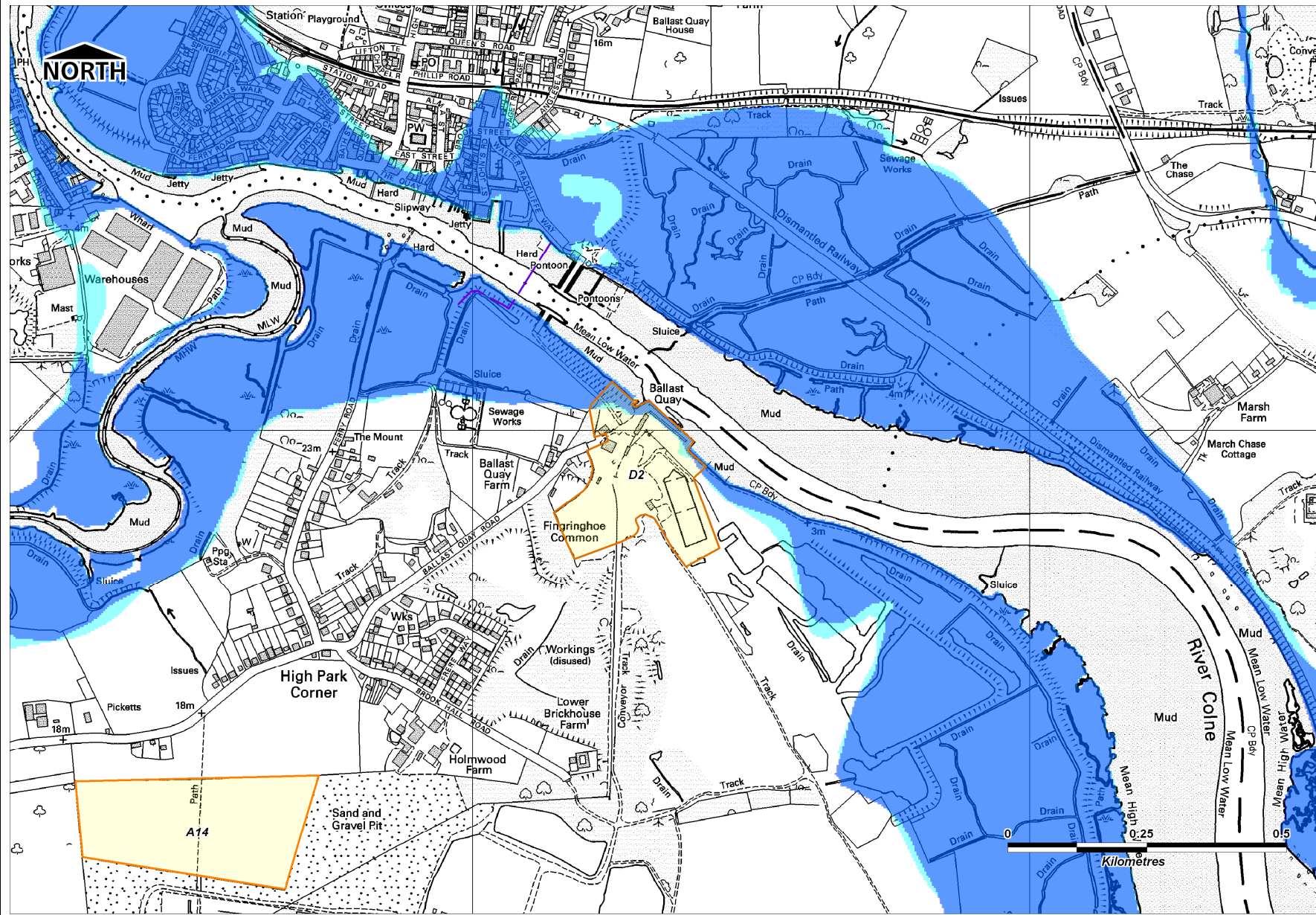


# Essex County Council Minerals Local Plan Level 1 SFRA



## D2 – Ballast Quay, Fingringhoe

## Transshipment Site



<b>Site Name</b>	Ballast Quay, Fingringhoe	
<b>L.A. Area</b>	Colchester	
<b>Site Ref</b>	D2	
<b>Site Area (Ha)</b>	5.3	
<b>Flood Zone</b>	1, 3	
<b>Flood Zone Areas (%)</b>	3b*	0
	3a	7.0
	3cc <sup>1</sup> *	0
	2	0
	1	93.0
<b>NPPF Vulnerability</b>	Docks, marinas and wharves are classified as Water Compatible.	
<b>Flood Sources</b>	The site lies partially within Flood Zone 3a High Probability associated with the River Colne.	
<b>Summary</b>	Water Compatible development is permitted in Flood Zones 2 and 3a, where the sequential test has been passed. A sequential approach to site configuration should also be adopted within the site to ensure that elements of the development with greater vulnerability are located within Flood Zone 1. Consent may be required if the proposed development or storage of materials is within the floodplain or within 9m of the River Colne (Main River). Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan. In addition, a site specific FRA will be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.	
<b>Other Notes</b>	Colne is County Wildlife site at this point. The Upper Colne Marshes SSI is upstream with the Colne Estuary SSSI/Ramsar and Essex Estuaries SAC 600m downstream. Any impacts on these areas will need to be assessed. The site is also adjacent to historic landfill site (TM043210); applicants should be informed that the responsibility for safe development and secure occupancy of the development will rest with them. It is an existing site being safeguarded to extent of planning permission to 2015.	
<b>LFRMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFRMS or PFRA.	
<b>SMP Policy</b>	The site is located within the SMP Policy Development Zone D8a in which the current line of defence will be held until 2025 following which managed realignment by breach of the existing defences will take place.	

<sup>1</sup> With an allowance for climate change.  
\* No modelling of this portion of the River Colne for Flood Zone 3b or 3a with climate change.

LEGEND			
	Urban Areas		Flood Zone 2 - Medium Probability
	Non-Selected Site		Flood Zone 3a - High Probability
	Preferred Site		Flood Zone 3a with Climate Change
	Site Reference		Flood Zone 3b - Functional Floodplain
	Historical Flood Map (Environment Agency)		Flood Storage Areas
	Raised Flood Defences		Areas Benefiting from Flood Defences

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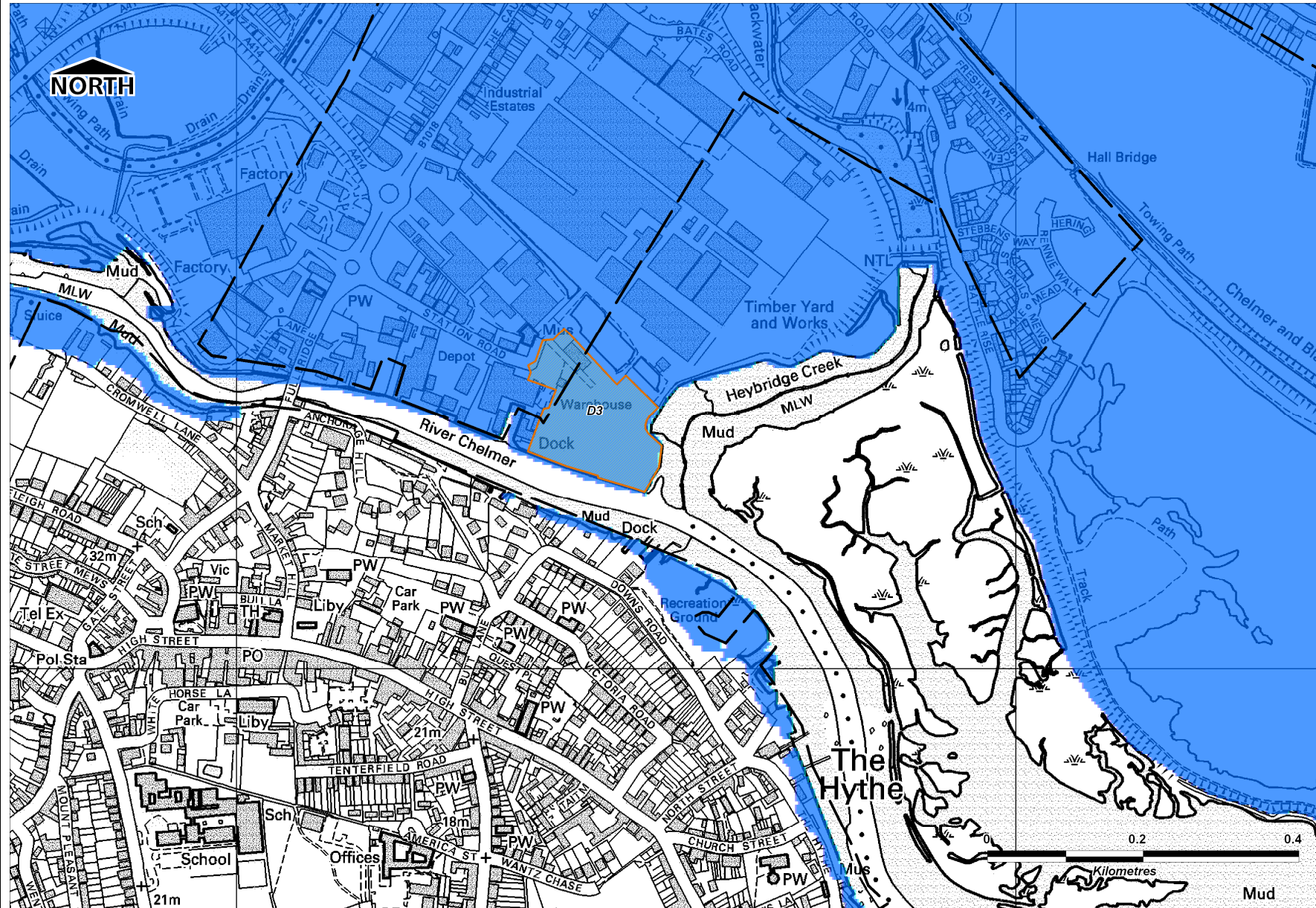


# Essex County Council Minerals Local Plan Level 1 SFRA



## D3 – Sadds Wharf, Maldon

## Transshipment Site



<b>Site Name</b>	Sadds Wharf, Maldon	
<b>L.A. Area</b>	Maldon	
<b>Site Ref</b>	<b>D3</b>	
<b>Site Area (Ha)</b>	2.1	
<b>Flood Zone</b>	3	
<b>Flood Zone Areas (%)</b>	3b	0
	3a	100
	3cc <sup>1</sup>	0
	2	0
	1	0
<b>Extraction Type</b>	Transshipment.	
<b>NPPF Vulnerability</b>	Docks, marinas and wharves are classified as Water Compatible.	
<b>Flood Sources</b>	The site lies entirely within Flood Zone 3a High Probability associated with the River Chelmer. However, the site is anticipated to benefit from defences that have a standard of protection in excess of a 1 in 200 year flood event.	
<b>Summary</b>	<p>Water Compatible development is permitted within this site where it can be demonstrated that the sequential test is satisfied. Any essential ancillary sleeping or residential accommodation for staff required on this site will be subject to a specific warning and evacuation plan.</p> <p>The development should not increase flood risk to the surrounding area. Consent may be required if the proposed development or storage of materials is within the floodplain or within 9m of the River Chelmer (Main River).</p> <p>A site specific FRA will also be required to address the management of surface water and drainage from the site, seeking to reduce the overall level of flood risk to the area and beyond through the layout and form of the operational use of the site and the appropriate application of SuDS.</p>	
<b>Other Notes</b>	Adjacent to the Blackwater Estuary Ramsar / SSSI and Essex Estuaries SAC.	
<b>LFRMS/PFRA Risk Areas</b>	The site is not located within the Indicative Flood Risk Area identified within the LFMS or PFRA.	
<b>SMP Policy</b>	Site D3 is located within the SMP Policy Development Zone F7 for the Heybridge Basin in which it is proposed to hold the current line of defence throughout all SMP epochs, maintaining or upgrading the standard of protection as appropriate.	

<sup>1</sup> With an allowance for climate change.  
 \* No modelling of this part of the Chelmer for Flood Zone 3b or 3a with climate change.

LEGEND			
	Urban Areas		Flood Zone 2 - Medium Probability
	Non-Selected Site		Flood Zone 3a - High Probability
	Preferred Site		Flood Zone 3a with Climate Change
<b>F05</b>	Site Reference		Flood Zone 3b - Functional Floodplain
	Historical Flood Map (Environment Agency)		Flood Storage Areas
	Raised Flood Defences		Areas Benefiting from Flood Defences

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