

Legend

-  Call for Sites
-  Active sites
-  District boundary

<i>Candidate Site Reference</i>	<i>Candidate Site Name</i>	<i>District</i>	<i>Existing use</i>	<i>Site Area (ha)</i>	<i>Potential Yield (million tonnes)</i>
A49	Colemans Farm - Hill Broad Farm Full Site	Maldon	Agricultural	40.74	2

The Site is promoted as an extension to an existing mineral Site (Colemans Farm Quarry) and is located to the south east of Colemans Farm Quarry. The Site area is approximately 40.74 ha and is proposed for approximately 2 million tonnes of sand and gravel extraction which would be transported internally to an existing plant site at Colemans Farm Quarry, where it will be washed, graded, and stocked prior to export off Site. It is proposed that once granted consent mineral extraction would follow on from the consented extraction activities at Colemans Farm Quarry and, subject to allocation, could be operated alongside Site A50. The adjoining uses include agricultural fields, woodland, Colemans reservoir and residential and commercial buildings. The hamlet of Rivenhall is located 800m north of the Site. Access to the Site is through the access arrangements for the existing workings at Colemans Farm Quarry. See Appendix J for a detailed map of the Site.

Summary of RAG Assessment

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

Landscape and Visual Sensitivity	Biodiversity	Historic Buildings	Archaeology	Flooding	Transport	Access	Public Rights of Way	Geo-Environmental	Hydrology, Hydrogeology and Drainage	Air Quality	Soil Quality	Services & Utilities	Health & Amenity	Green Belt	Airport Safeguarding Zones
Red/Amber	Amber	Red/Amber	Amber	Amber	Red/Amber	Green	Red/Amber	Green	Amber	Green	Amber	Red/Amber	Red	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 on the edge of the River Blackwater, the western parcel of the Site comprises linear willow and poplar plantation which is a strong local feature of the landscape. The remainder of the Site comprises arable fields separated by established hedgerows, also located on the valley sides. With open views of the river, appropriate consideration is required to protect the characteristic features of the LCA, particularly on the setting of the River Blackwater valley floor, and mitigate the impacts on the landscape.
- Elm Springs Priority Habitat (Deciduous Woodland) defines the western site boundary, and Stowling & Crierswood Ancient Woodland is located 0.3km to

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

- The River Blackwater follows the length of the western boundary and there is another watercourse within the Site which feeds into the River which is likely to be removed. These create a potential pollution pathway for water quality between the proposed mineral Site and a number of statutory wildlife sites. The potential for Likely Significant Effects, particularly to the Blackwater Estuary Special Protection Area and Ramsar site and the Essex Estuaries Special Area of Conservation will need to be considered through a plan-level Habitats Regulations Assessment.
- The Site is situated on low-lying land and comprises several arable fields; an area of Lowland Mixed Deciduous Woodland Priority habitat is located within the Site, to the west of the River Blackwater.
- The Site is graded Amber because ecological impacts could be moderate and are likely to require medium levels of mitigation to make the Site acceptable. The Site's groundwater may be affected, which in turn could affect the hydrology of on-site and off-site habitats. The proposals are also just over 100 metres from Braxted Park Local Wildlife Site. Substantial buffers are likely to be required near to the Lowland Mixed Deciduous Woodland Priority habitat, River Blackwater and other watercourses and their water quality must not be affected by the proposals. Affected Hedgerows and watercourses should be adequately and appropriately compensated.
- The allocation of The Site would have a major detrimental impact on the setting of the following Grade II listed buildings:
 - Appleford Bridge (List UID: 1111108)
 - Appleford Bridge Cottage (List UID: 1317172)
 - 1 and 2 School House (List UID: 1400105)
- The change to the setting of the listed buildings would amount to a mid-level of less than substantial harm to their significance.
- There would be a moderate impact on the significance of the Grade II listed Garden Wall of Little Braxted Hall (List UID: 1111073), resulting in a low level of less than substantial harm.
- There would be a minor impact on the setting of the group of three designated heritage assets at Great Braxted Hall resulting in the lowest level of less than substantial harm.
- The group of heritage assets at Little Braxted are unlikely to be affected, other than through minor environmental impacts.

- The Site lies within an area of archaeological features as identified through aerial photographic evidence. In the northern area of the Site a circular enclosure is interpreted as being of prehistoric date and possibly a ritual monument
- A series of linear features may represent possibly prehistoric or later land division along the river valley.
- A scheduled monument lies within 1km of the Site.
- Palaeolithic archaeological remains and Pleistocene faunal remains have been recovered from river gravels within the vicinity of the Site.
- The Site is assessed as having a 'high' potential for surface water flood risk as identified within the SFRA.
- The Site has been identified as having a 'high' groundwater flood risk.
- The Site is predominantly within Flood Risk Zone 1 however parts of the Site within FRZ2 and FRZ3 associated with the River Blackwater are prone to fluvial flooding.
- Any potential changes to the porosity of the ground following works and its effects on groundwater levels will need to be mitigated.
- Restoration of the Site following operational closure should consider the inclusion of flood reduction measures such as NFM and/or tree planting to reduce risks across the wider catchment.
- Access proposed via an existing access from Little Braxted Lane which is classified as a local route (other) in Essex County Council's Development Management Route Hierarchy. This accords with (i) in the methodology (see Appendix G Transport for full methodology):

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.

- 1 Public Right of Way crosses the Site. 1 Public Right of Way is within 100m of the Site. Appropriate consideration would be needed to mitigate potential impacts on these Public Rights of Way and high levels of mitigation may be required which is likely to include diversion especially with regard to the Public Right of Way crossing the Site.
- The Site has unproductive/low/medium to low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water) and is within Drinking Water Protection Areas (Surface Water). A watercourse (River Blackwater) is within the Site boundary and is 20m west and 30m north east,

another watercourse is 5m south west and an additional watercourse is 80m south. Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.

- The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land – this is likely to include removal of soils for stockpiling prior to reuse, potentially in site restoration.
- The Site contains 11kV overhead and underground electricity lines within the Site boundary. The Site is within 100m of a high pressure gas mains (Cadent Gas). Further investigation and consultation would be needed to determine appropriate mitigation measures to avoid impacts on the gas main to make the Site acceptable which may include diversion and/or protection.
- One residential building is present within the Site. Two residential buildings are outside the Site boundary less than or equal to 20m from the Site. One residential building is more than 20m but less than or equal to 50m from the Site. Nine residential buildings are more than 50m but less than or equal to 250m from the Site, Given the proximity of sensitive receptors, mitigation would be required, however, the levels of mitigation required to ensure that there are no serious impacts on health and amenity would likely be difficult to achieve.

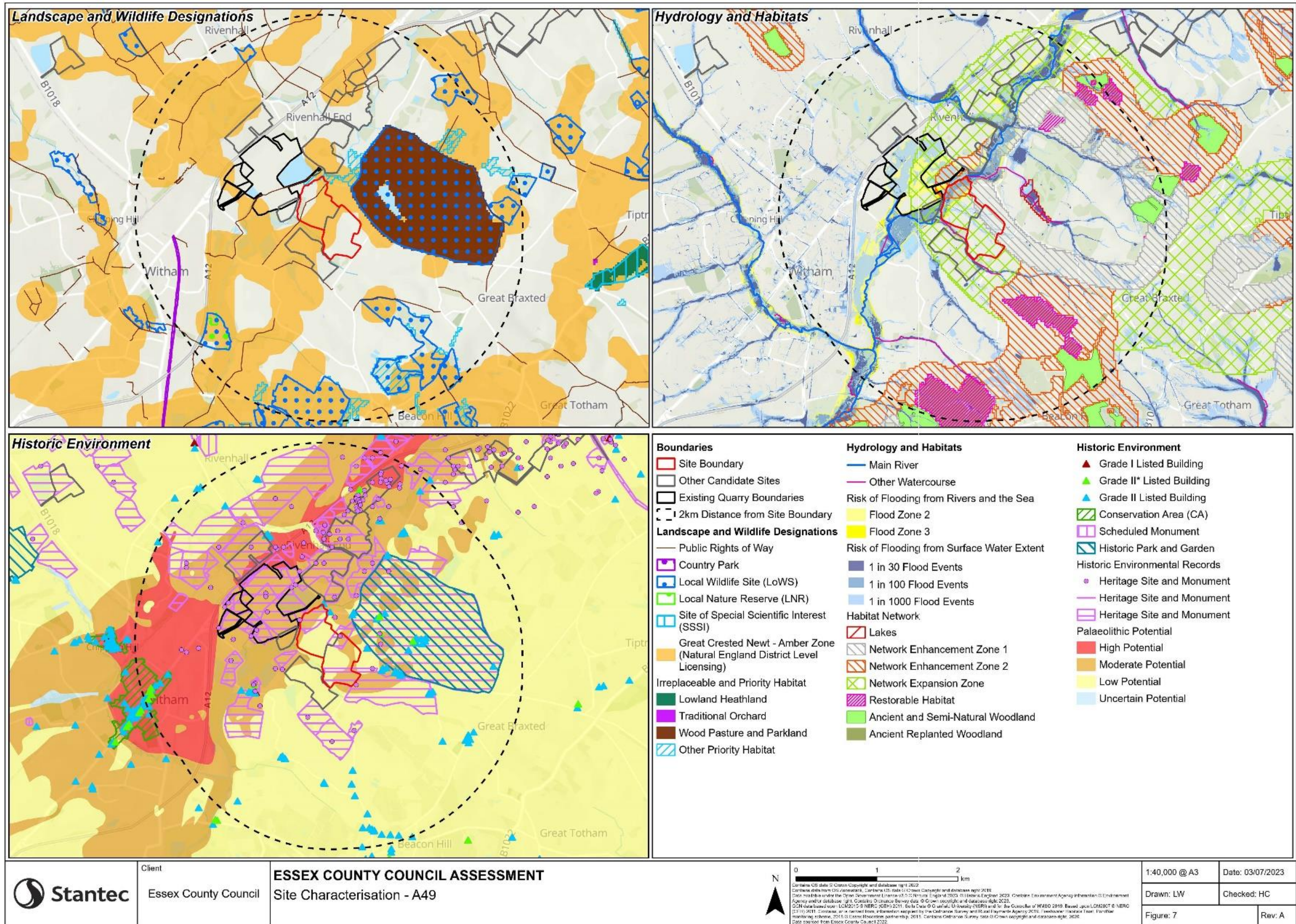


Figure 3.7: A49- Colemans Farm - Hill Broad Farm Full Site
 Review of Essex MLP 2014 - Assessment of Candidate Sand and Gravel Sites, November 2023 54

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

www.essex.gov.uk/minerals-review

Appendix B - Landscape and Visual Sensitivity

Appendix C - Biodiversity

Appendix D - Historic Buildings

Appendix E - Archaeology

Appendix F - Flooding

Appendix G - Transport

Appendix H – Access

Appendix I - Public Rights of Way, Geo-Environmental, Hydrology, Hydrogeology & Drainage, Air Quality, Soil Quality, Services & Utilities, Health & Amenity, Green Belt, and Airport Safeguarding Zones