

Bradwell Quarry

A6

A47

Silver End

Kelvedon

Messing

BRAINTREE

A94

COLCHESTER

Rivenhall

A54

A83

A12(T)

Tiptree

D7

A84

Rivenhall End

A50

Coleman's Farm

A51

A49

River Brain

MALDON

Tiptree Heath

WITHAM

A52

Little Braxted

A82

Great Braxted

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>
A50	Colemans Farm - Eastern extension (Appleford Farm)	Braintree	Agricultural	24.25	0.93

The Site is promoted as an extension to an existing mineral Site (Colemans Farm Quarry) and is located to the east of Colemans Farm Quarry. The Site area is approximately 24.25 ha and is proposed for 0.93 million tonnes of sand and gravel extraction which would be transported 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. The adjoining uses include agricultural fields, woodland, Colemans reservoir, residential, farm and commercial buildings. The hamlet of Rivenhall is located 300m north and north east. Access to the Site is through the existing access into Appleford Farm. 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	Amber	Amber	Amber	Red/Amber	Red/Amber	Green	Green	Amber	Green	Amber	Red	Red/Amber	Green	Green

Key findings of the assessment are as follows:

- The Site is significantly characteristic of the Blackwater/Brain/Lower Chelmer (C6) Landscape Character Area (LCA). Located 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.
- The River Blackwater valley is located close to the boundary to the east with strong intervisibility between the Site and the river. A number of Priority

Habitats (Deciduous Woodland) are located close to the eastern boundary of the Site, largely along the river edge. 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 one boundary and its tributaries follow two other boundaries. There are potential pollution pathways – e.g. water quality - between the proposed mineral Site and international wildlife sites that would need to be considered further through the plan-level Habitats Regulations Assessment and any subsequent planning application.
- The Site is situated on low-lying land and comprises two arable fields; an area of Lowland Mixed Deciduous Woodland Priority habitat is located in the centre of one of these fields. The woodland would be lost by these proposals.
- 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 on-site and off-site habitats. Substantial buffers are likely to be required near to the River Blackwater, other watercourses and central Woodland and their water quality must not be affected by the proposals.
- The Site is approximately 75 metres to the north of the Grade II listed Appleford Bridge (List UID: 1111108). In terms of visual impact, there would be a low level of harm (Amber) to the Grade II Listed Appleford Bridge resulting from the visual impact of the scheme. There would be an environmental impact on the bridge and its setting, resulting from dust, noise, illumination at night and the movement of traffic.
- The use of the 250-year-old bridge by heavy goods vehicles (HGVs) travelling to and from the Site would potentially have a damaging impact on its fabric, along with the higher probability of vehicle strikes. The bridge is currently in frequent use by heavy goods vehicles day-to-day. Therefore, a Structural Survey of the bridge carried out by a Heritage Accredited Structural Engineer, would be required to inform a decision as to the extent of any possible harm resulting from its increased use by HGVs.
- The impact of noise, dust, and movement of HGVs, will have a low-level of adverse environmental impact on the settings of Appleford Bridge Cottage (List UID: 1317172); Grade II Listed Witham Lodge and Entrance Gates (List Entry Number: 1337342); Grade II listed brick-built boundary wall of Braxted Park (List Entry Number: 1111073). With controls over the routes and frequency of HGVs travelling to and from the Site, this could be effectively mitigated.
- A Scheduled Monument lies within 200m of the Site. Historic England should be consulted at the earliest opportunity to assess the impact on the setting of the Scheduled Monument.

- Archaeological evaluation has been completed across part of the Site which has identified concentrations of archaeological remains.

The Site lies within an area of archaeological features as identified through aerial photographic evidence and archaeological investigation. The Site contains concentrations of multi-period archaeological features. The Site also has potential to contain Palaeolithic archaeological remains and Pleistocene faunal and palaeoenvironmental remains.

- 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 'high' groundwater flood risk.
- The Site is predominantly within Flood Risk Zone 1, however 18% is within FRZ2&3 associated with the River Blackwater.
- 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 of the existing access serving Appleford Farm. This does not currently show that simultaneous access for two HGVs can be achieved satisfactorily but indicates that appropriate visibility splays are likely to be achievable at this location to accord with surveyed vehicle speeds.
- Interaction of modified access to Appleford Farm with Braxted Bridge and existing minerals access serving Colemans Farm required.
- Principle of access not agreed.
- The Site has 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 30m south, and 10m and 70m south east of the Site and another watercourse is and 5m north. There is a small water body present within the Site boundary.

Appropriate consideration would be required to mitigate potential impacts on hydrology, hydrogeology, and drainage.

- The Site contains Grade 2 quality soil (very good quality agricultural land) and Grade 3 quality soil (good to moderate quality land), which is BMV land. Appropriate consideration would be required to mitigate the impacts on soil quality and agricultural land – this is likely to include removal of soils for stockpiling prior to reuse, potentially in site restoration.
- The Site contains 11kV overhead electricity lines within the Site boundary. An overhead Openreach BT power line is present within the Site. The Site contains high pressure gas mains (Cadent Gas) within the Site boundary. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which would likely include diversion and/or protection. Diversion and/or protection may not be possible and/or may be cost prohibitive.
- Three residential buildings, three commercial buildings and a farm building (Appleford Farm) are outside the Site boundary less than or equal to 20m from the Site. Three residential buildings 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.

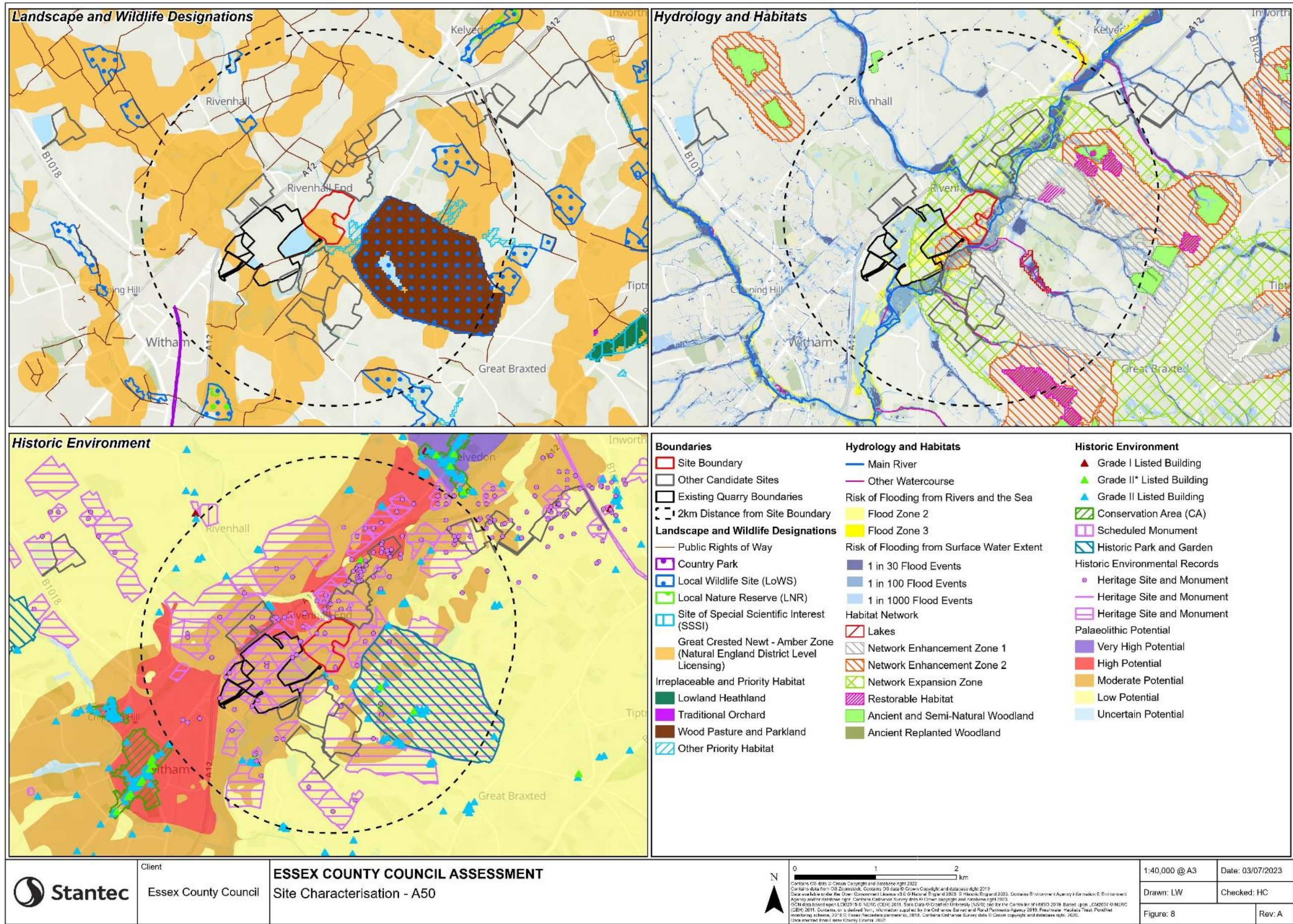


Figure 3.8: A50 - Colemans Farm - Eastern extension (Appleford Farm)
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The information and maps above represent a summary of the site assessment. You are encouraged to view the methodology and more detailed assessment for each site within appendices 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