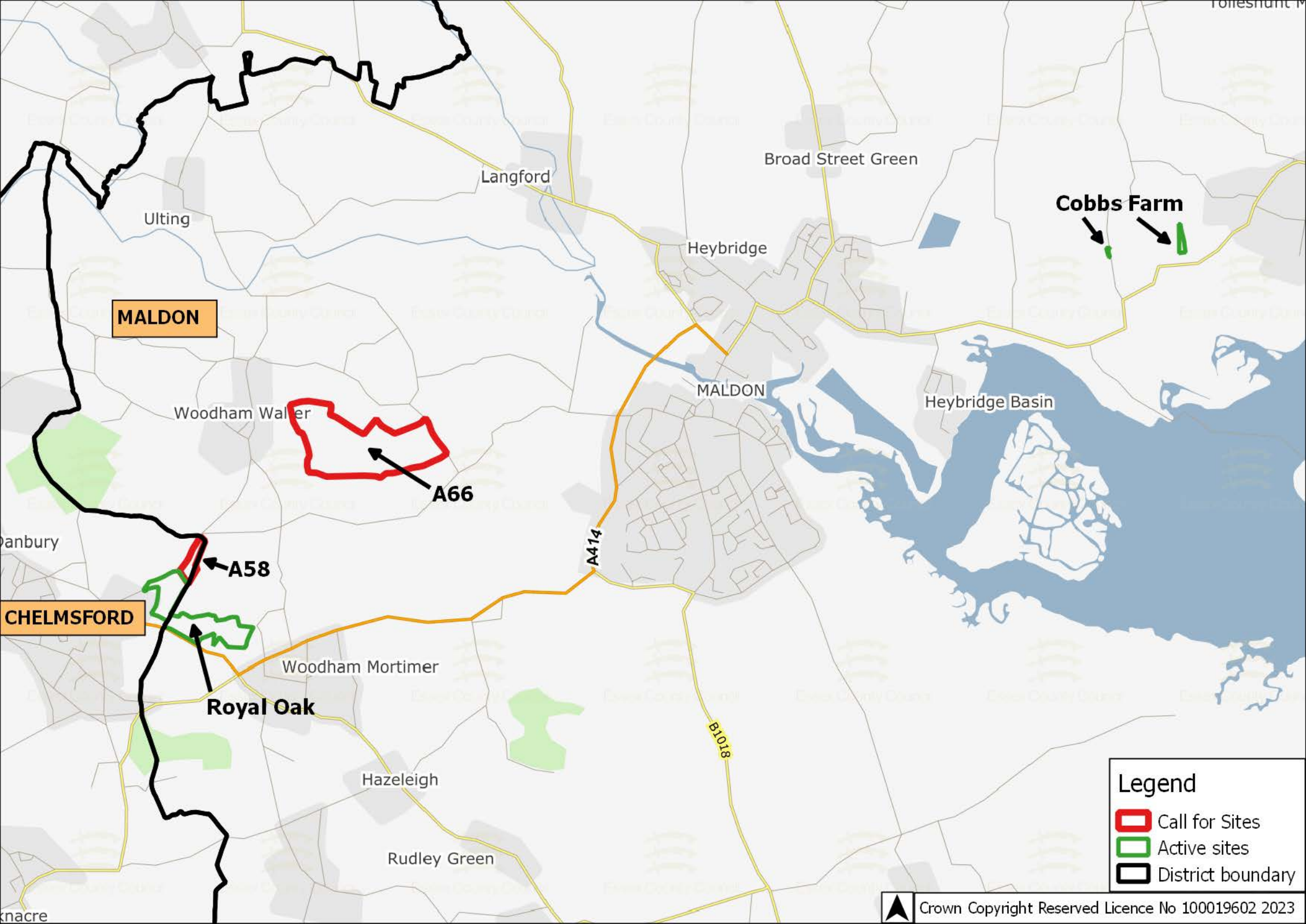


**White House Farm**  
**A66**

**Legend**  
[Red Outline] Site Boundary

Li [North Arrow] Crown Copyright Reserved Licence No 100019602 2022



**MALDON**

**Cobbs Farm**

**CHELMSFORD**

**Royal Oak**

**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>
<b>A66</b>	<b>White House Farm</b>	<b>Maldon</b>	<b>Agricultural</b>	<b>56</b>	<b>4</b>

The Site is promoted as a new Site for mineral extraction at Woodham Walter, Maldon. The Site area is approximately 56 hectares and is proposed for an estimated 4 million tonnes of sand and gravel extraction over an estimated life cycle of 15 years. Infrastructure needed on site includes a processing plant. The adjoining uses include agricultural fields, farm buildings and woodland. The village of Woodham Walter is located to the west of the Site. The Site would be accessed to the south onto the Maldon Road (A414). This would include modifications of the existing Tom Tit Lane. 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	Red/Amber	Amber	Amber/Green	Red/Amber	Red/Amber	Green	Red/Amber	Green	Amber	Green	Amber	Green	Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Blackwater/Brain/Lower Chelmer Valleys (C6), and the Site possesses a small portion of characteristic features of this LCA, including landform and particularly gentle valley sides. The modern loss of historical field boundaries limits the potential sensitivity of the Site.
- Public Rights of Way (PRoW) run within the Site and along the Site's northern boundary some of which provide circular walks from Woodham Walter through the woodlands and across the open arable landscape. Appropriate consideration would be required to mitigate the impacts on the PRoW users which may include visual screening.
- Site A66 is within the Site of Special Scientific Interest (SSSI) minerals Impact Risk Zone for the Blackwater Estuary SSSI, Special Protection Area and Ramsar site and the Essex Estuaries Special Area of Conservation. It is 2.5km directly from these sites and the Blackwater, Crouch, Roach, and Colne Estuaries Marine Conservation Zone. There is a potential pollution

pathway for water quality between the watercourse near to Site A66 and the statutory wildlife sites listed above. The potential for Likely Significant Effects 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.

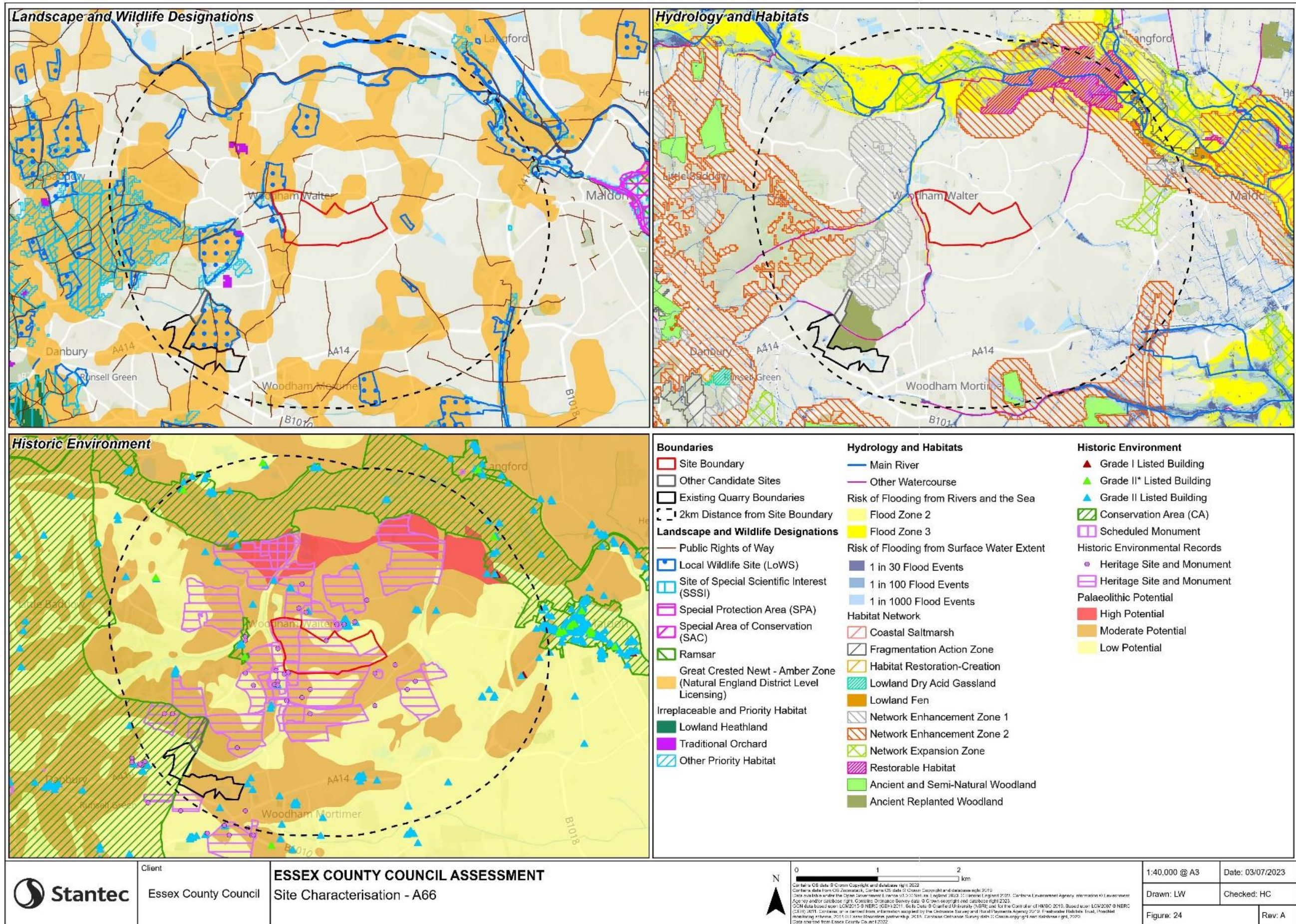
- To the west of the Site, on the Danbury Ridge, are several Sites of Special Scientific Interest. The closest is Woodham Walter Common SSSI which is 1.7km away. The Wilderness (Ma11) Local Wildlife Site (LoWS) is adjacent to the western Site boundary. There are four other LoWS within 1 km of the Site.
- The adjacent LoWS -The Wilderness -is a streamside woodland that may have ancient origins. The pits to the north have a great wildlife diversity and include Wet Woodland Priority habitat. There is also Lowland Mixed Deciduous Woodland Priority habitat beyond the boundary in the southwest corner. Bog Wood (Ma22) LoWS is 220m the east and comprises probably ancient woodland. Manor Road Complex LoWS (Ma14) is c.1km downstream of the Site, connected by the watercourse.
- The Site comprises two large arable fields with boundaries which contain Hedgerows and tree lines (Priority habitat). Two connecting ditches with occasional trees -dry at the time of survey- cut through the Site. The ditch in the south-west corner passes through the adjacent Local Wildlife Site and into the associated north-south watercourse. This creates potential surface water / hydrological connectivity to this watercourse and beyond, towards the river Chelmer. There is a mature notable Oak tree located on the southern boundary. Approximately 2km kilometres of private access road would be constructed; however, it is not clear on the plans where this would be located and so potential impacts are not assessed.
- 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 could have a major impact upon local designations and Priority habitats and species. This includes impacts to water quantity and quality of the watercourses on and near to the Site; to the adjacent The Wilderness LoWS, the Priority Hedgerow habitat and nearby Lowland Mixed Deciduous Woodland Priority habitat. In addition, smothering of leaves by dust, disturbance e.g. by noise and lighting. The Site could also result in disturbance and loss of habitat for Priority farmland species. Any application would require demonstration that the operations would not adversely affect the LoWS, the hydrology of the watercourses and associated habitats, or the waterbodies, Hedgerows, and other boundary and nearby habitats. Mitigation may include - but not be limited to - an adequate and appropriate buffer between the Site and these habitats and prevention of deterioration to water quality to the watercourses.
- The allocation of the Site would result in 'less than substantial' harm at a low-level to six Grade II listed buildings including: Black Cottages (list UID: 1147136); Barn about 30 metres southeast of Whitehouse Farmhouse (list UID: 3521890); Ashman's Farmhouse (list UID: 1308659); Barns and

Outbuildings approximately 4 metres southeast of Ashman's Farmhouse (list UID: 1337368); Cartlodge approximately 8 metres southeast of Barn (list UID: 1147162); and Granary approximately 7 metres southeast of Barn (list UID: 1110962).

- The impact to Ruins of Old Woodham Walter Hall (list UID: 1337371) is likely to be the lowest level of 'less than substantial' harm due to existing landscaping and lack of visibility between the listed buildings and the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- The northern part of the Site lies within an extensive cropmark landscape with large enclosures, probably containing settlement evidence, which extends into the Site.
- A double circular enclosure is recorded in the centre of the Site. From the shape and dimensions this is likely to be of prehistoric date.
- The Site abuts the Scheduled Monument of Woodham Walter Hall which lies on the south-western corner of the Site. The Nationally important site will need to be carefully considered in any submission and will require discussions with Historic England to assess if this Site with its present red line is viable. Documentary evidence indicates a deer park was located to the east of the Scheduled Hall which would place the Site within it.
- To the north of the Site lies a further Scheduled Monument comprising a cropmark complex including a triple ditched enclosure, probably of Late Iron Age date. This sits within a much wider area of cropmarks located to the north of the Site.
- Historic England should be consulted at the earliest opportunity as the quarrying will impact on the setting of the Scheduled monuments and may have a direct impact on drying out of deposits.
- The Site is assessed as having a 'low' 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.
- Site A66 is proposed to be served by the creation of a new access onto the A414 Maldon Road. The A414 is a Main Distributor Road and accords with (ii) in the methodology (see Appendix G Transport for full methodology):

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.

- The Site is graded Red/Amber as there is no access information provided.
- Appropriate access geometry and visibility splays will need to be demonstrated as achievable.
- Appropriate mitigation required to facilitate the access and its use.
- An additional crossing of the local road network (Old London Road) will be required. No details provided. This will require further technical assessment.
- 3 Public Rights of Way cross 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 those Public Rights of Way crossing the Site.
- The Site within Zone III - Total Catchment Groundwater SPZ and 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 watercourse is 30m west of the Site and another watercourse is 100m west. Appropriate consideration would be required to mitigate the potential impacts on hydrology, hydrogeology, and drainage – high levels of mitigation may be required.
- The Site contains Grade 2 quality soil (very good quality agricultural 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.
- Ten residential buildings and a caravan park are more than 50m but less than or equal to 250m from the Site. Given the proximity of sensitive receptors, medium levels of mitigation are likely to be required to make the Site acceptable in terms of impacts on health and amenity e.g. lowlevel noise attenuation measures.



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Figure 3.24: A66 - White House Farm  
 Review of Essex MLP 2014 - Assessment of Candidate Sand and Gravel Sites, November 2023 137

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](http://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