



Chalk End House

Alma House

A1060 (SALTSGREEN)

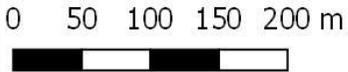
Hill Farm

Woodend Farm

Woodend Farm

Newland Hall

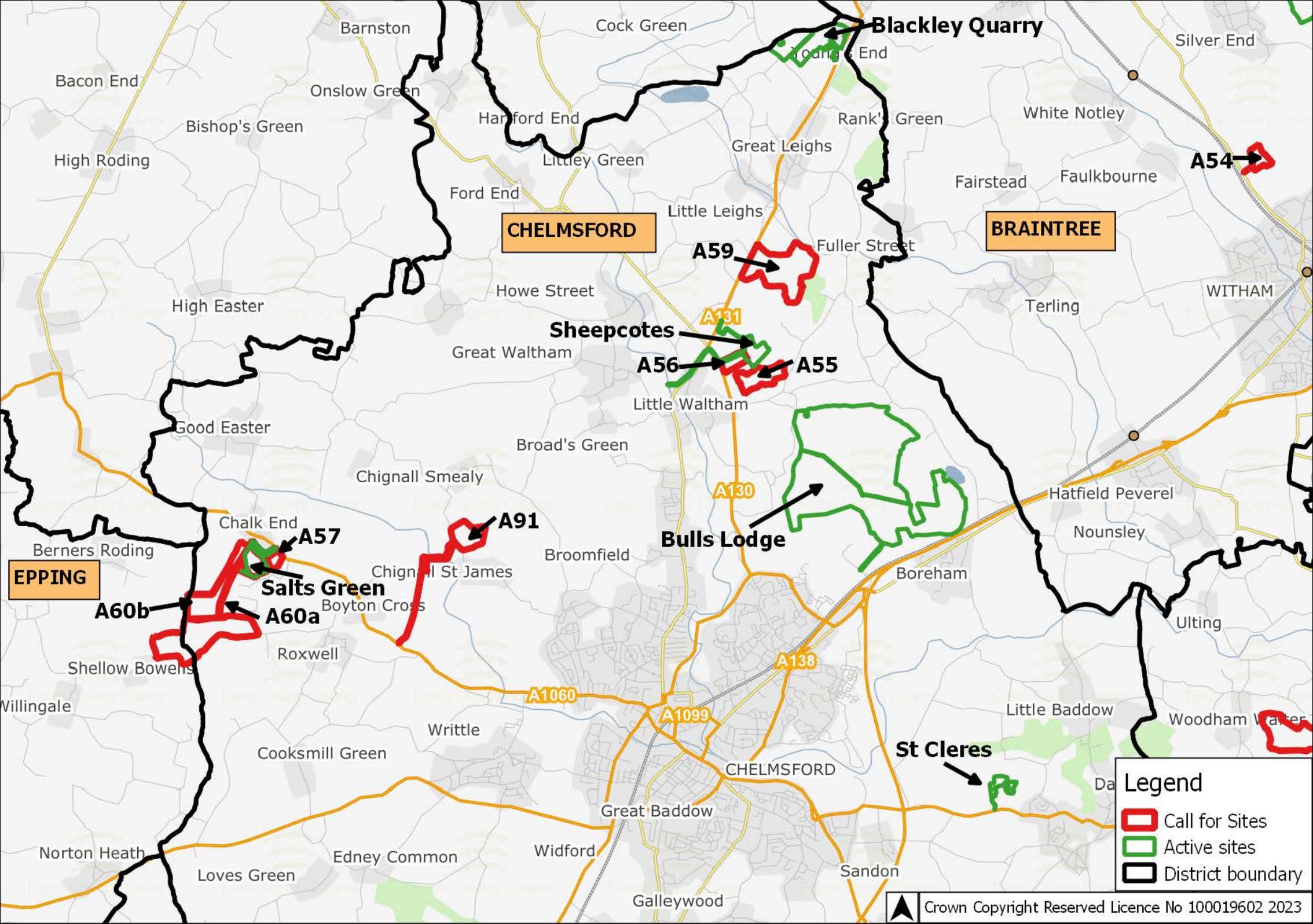
The Gallops



**Chalk End  
A57**

**Legend**  
 Site Boundary

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**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>A57</b>	<b>Chalk End</b>	Chelmsford	Agricultural	6.6	0.25

The Site is promoted as an extension to Site A40 which was allocated in the Mineral Local Plan 2014. The Site is located to the north of the previously allocated Site A40 and south of Salt's Green Road (A1060). The Site area is approximately 6.6 ha and is proposed for 0.25 million tonnes of sand and gravel extraction. The adjoining uses include woodland and agricultural fields. The village of Roxwell is located to the south east of the Site. This Site would be accessible from the A1060 from the haul road approved as part of application for Chalk End Quarry at land south of A1060 (Salt's Green), Chalk End, Roxwell (ESS/77/20/CHL). 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/Green	Amber/Green	Amber/Green	Amber	Green	Amber/Green	Red/Amber	Green	Green	Amber	Green	Amber	Amber	Amber	Red/Amber	Green

Key findings of the assessment are as follows:

- The Landscape Character Area (LCA) is Central Essex Farmlands (B1) of which the Site possesses a number of distinct characteristic features of the LCA including the irregular field pattern of arable farmland intersected by hedgerows. Appropriate consideration is required to protect the characteristic features of the LCA and mitigate the impacts on the landscape.
- Chalk Spring is located west of the Site and is a designated priority habitat. The woodland demonstrates a significant contribution toward the local green infrastructure and visual amenity.
- A Public Right of Way (PRoW) borders the south boundary of the Site, this connects to a significantly wider network of PRoWs. Appropriate consideration would be required to mitigate the impacts of the PRoW which may include visual screening.
- Site A57 comprises the south-eastern half of a large arable field, the outer edges of which are partially bounded by Hedgerows, which are Priority

habitat. This Site would create an extension to a permitted quarry which has not yet commenced. Boundary ditches feed into Newland Brook which eventually feeds into the River Can.

- Roxwell Road Verge 9 Local Wildlife Site (reference Ch13) and Boyton SRV (SV-CHL9) are c.100m from the Site, on Roxwell Road. There is a strip of horse pasture beyond the western boundary Hedgerow. There are several areas of Lowland Mixed Deciduous Woodland within 1km, including an area located c.55m to the north-west of the Site, next to the horse pasture.
- The Site is graded Amber/Green because ecological impacts could be minor and are likely to require low levels of mitigation to make the Site acceptable. The Site could have a moderate impact upon Priority habitats and species. The Site could have moderate impacts upon the nearby Lowland Mixed Deciduous Woodland Priority habitat and to water quantity and quality of the nearby watercourses. Buffers are likely to be required near to Hedgerows and ditches and their water quality must not be affected by the proposals.
- The allocation of the Site would likely result in change in the wider agrarian setting of Grade II listed Newland Hall (List UID: 1235663) and Barn at Newland Hall (List UID: 1237443). These are located within 500m of the Site, and the impact on these assets is likely to be the lowest level of 'less than substantial' harm due to the increased distance and separation by the intervening natural environment.
- The Site lies within an area known to contain areas of multi-period archaeology with extensive Roman deposits present immediately adjacent to this Site.
- Archaeological evaluation on the adjacent quarry application to the south-west of the Site has identified extensive Roman occupation. The archaeological work is ongoing and will require extensive excavation if the development proceeds.
- The Scheduled Roman villa at Chignall St James lies to the west of the Site.
- The Site lies within a landscape with extensive cropmark evidence. A number of enclosures, potentially of prehistoric date are recorded in the area.
- Two moated medieval sites are located in close proximity to the Site.
- Access is proposed via an existing consented access under planning application ESS/77/20/CHL onto the A1060, which is classified as a main distributor in Essex County Council's Development Management Route Hierarchy. This accords with (ii) in the methodology (see Appendix G Transport for full methodology):

Where (i) 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.

- It is also understood that the Site has direct access to the haul road associated with ESS/77/20/CHL . (see highway access comments)
- The Site is proposing to use an access approved under ESS/77/20/CHL, onto A1060. However, given the increase in HGV movements, alterations to the access arrangement are likely to be required to provide a ghost island right turn lane access from the A1060.
- The Site has low groundwater vulnerability. The Site is within a Drinking Water Safeguard Zone (Surface Water). A watercourse is 50m west of the Site and another watercourse (Newland Brook) is 160m south west. 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) 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 is within 250m from a high pressure gas mains. Further investigation and consultation would be needed to determine appropriate mitigation measures to make the Site acceptable which may include diversion and/or protection of services and utilities.
- Two residential buildings 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. low level noise attenuation measures.
- The Site is located within the Metropolitan Green Belt in the Chelmsford City Council area. NPPF (paragraph 150) states that mineral extraction is not inappropriate development in the Green Belt provided the development preserves openness and does not conflict with the purposes of including land within the Green Belt. The Site will contain a mobile plant, additional landscape planting will be provided to the eastern boundary and bunds will be created along the Site boundary which has the potential to impact openness. Due consideration of impact on the Green Belt would need to be given in determining whether this would be inappropriate development or not.

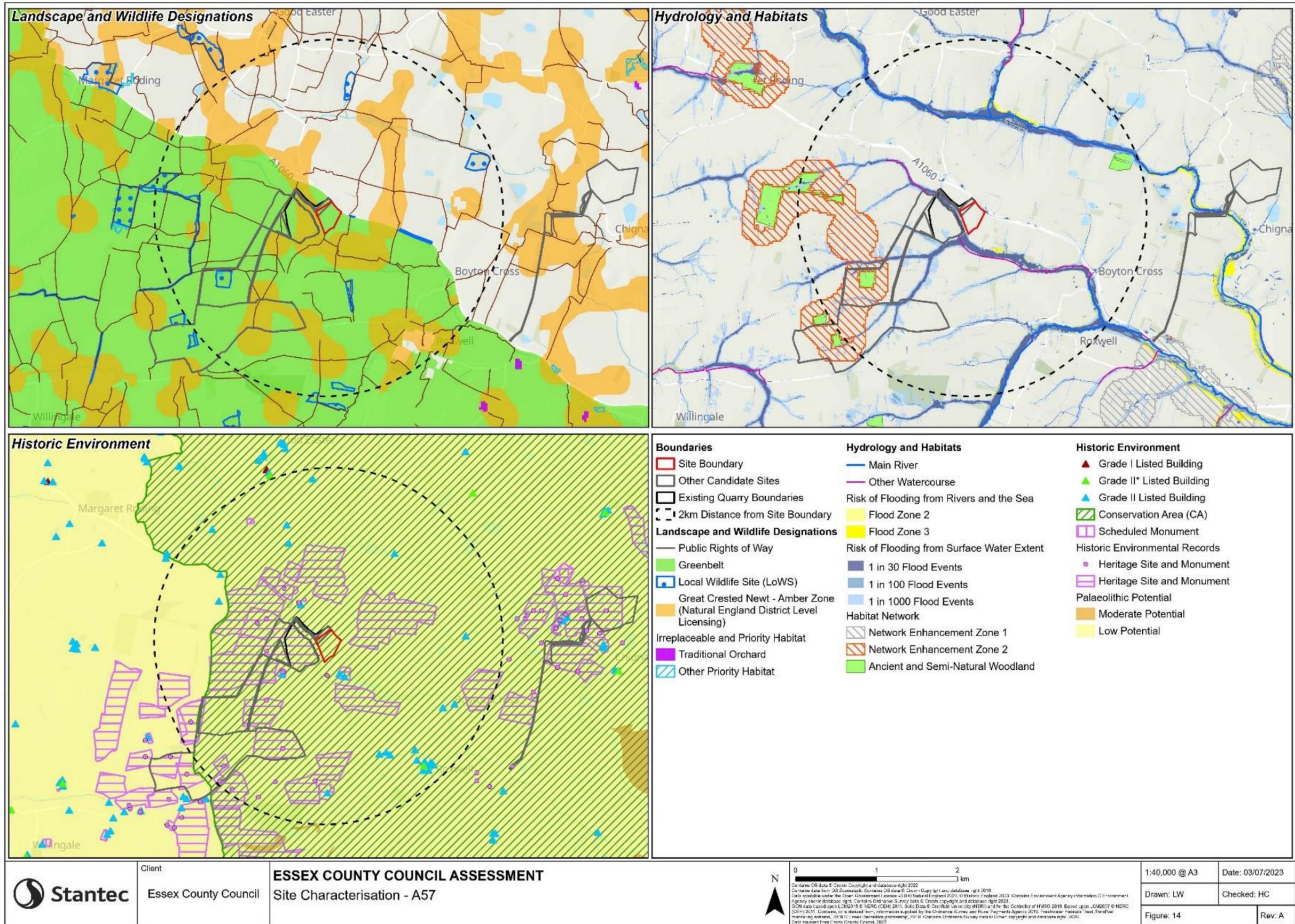


Figure 3.14: A57 - Chalk End  
 Review of Essex MLP 2014 - Assessment of Candidate Sand and Gravel Sites, November 2023 84

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