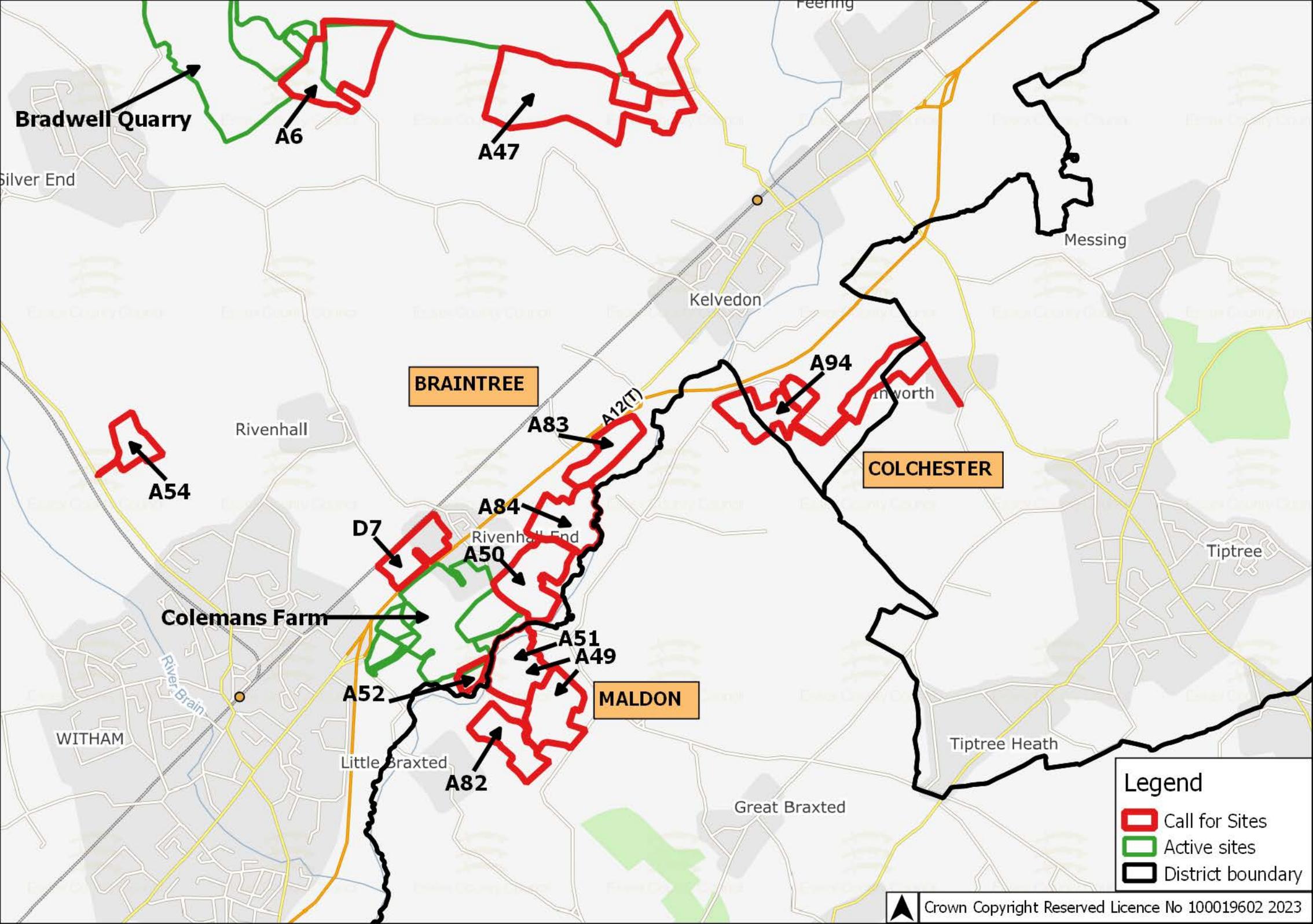


<p><b>Coleman's Farm Appleford Farm North Extension A84</b></p>	<p><b>Legend</b></p> <p> Site Boundary</p>
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**Legend**

-  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>A84</b>	<b>Colemans Farm – Appleford Farm North Extension</b>	<b>Braintree</b>	<b>Agricultural</b>	<b>18.4</b>	<b>0.69</b>

The Site is promoted as an extension to an existing mineral site (Colemans Farm Quarry) and is located north east of Colemans Farm Quarry, and immediately adjacent to Site A50. The Site is proposed as a further extension in addition to Site A50. The Site area is approximately 18.4 ha and is proposed for approximately 0.69 million tonnes of sand and gravel extraction which would be transported to the dedicated plant site which serves 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 would work in concert with Site A50 if it were also allocated. The adjoining uses include agricultural fields, woodland, and commercial buildings. The village of Kelvedon is located to the north east of the Site. Proposed access is via the existing access into Appleford Farm and would pass through Site A50. 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	Red/Amber	Red/Amber	Red/Amber	Red/Amber	Green	Amber	Green	Amber	Red	Red/Amber	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 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 follows the length of the eastern boundary and there are three other watercourses on or near to the Site which feed into the River.

These create 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 on 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 two arable fields; an area of Lowland Mixed Deciduous Woodland Priority habitat is located next to the Site, to the east of the River.
- 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. Substantial buffers are likely to be required near to the River Blackwater and other watercourses and their water quality must not be affected by the proposals.
- The nearest heritage assets to The Site are as follows:
  - Mill House and attached Mill Bridge (List UID: 1166135)
  - Small outbuilding containing a pigeon house approximately 7 metres to rear (south) of the Mill House, Grade II listed (List UID: 1111080)
  - Outbuilding approximately 2 metres left (east) of the Mill House Grade II listed (List UID: 1111081).
- The impact on these assets would be low and would impact the tranquillity of the heritage assets' setting, with mitigation possible. For other nearby heritage assets to the east and south there would be a minor impact with mitigation possible.
- A scheduled monument lies within the Site. This Nationally important site will need to be carefully considered in any submission and will require discussions with Historic England to assess if this Site should be considered for the Minerals Plan.
- The Site lies within an area of archaeological features as identified through aerial photographic evidence and archaeological investigation. This includes a Neolithic ritual monument and later prehistoric activity forming a multi-period ritual landscape.
- The Site has potential to contain Palaeolithic archaeological remains and Pleistocene faunal and palaeoenvironmental remains.
- 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 FRZ3 (56%) and therefore is at risk from fluvial flooding.
- 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. It is proposed that this access also serves sites A83 and A84. This does not currently show that simultaneous access for two HGVs can be achieved but indicates that appropriate visibility splays are achievable at this location to accord with surveyed vehicle speeds.
- Confirmation of land ownership and highway boundary required but it is likely that access could be modified further.
- Interaction of modified access to Appleford Farm with Braxted Bridge and existing minerals access serving Colemans Farm required.
- 2 Public Rights of Way cross the Site. 3 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 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 water course is present within the Site boundary, River Blackwater is 5m north east, 10m east and 20m south of the Site. 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 underground electricity lines within the Site boundary. 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/protection may not be possible and/or may be cost prohibitive.
- One public building (fire service and rescue) is more than 20m but less than or equal to 50m from the Site. Four residential buildings, three commercial buildings and three farm 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.

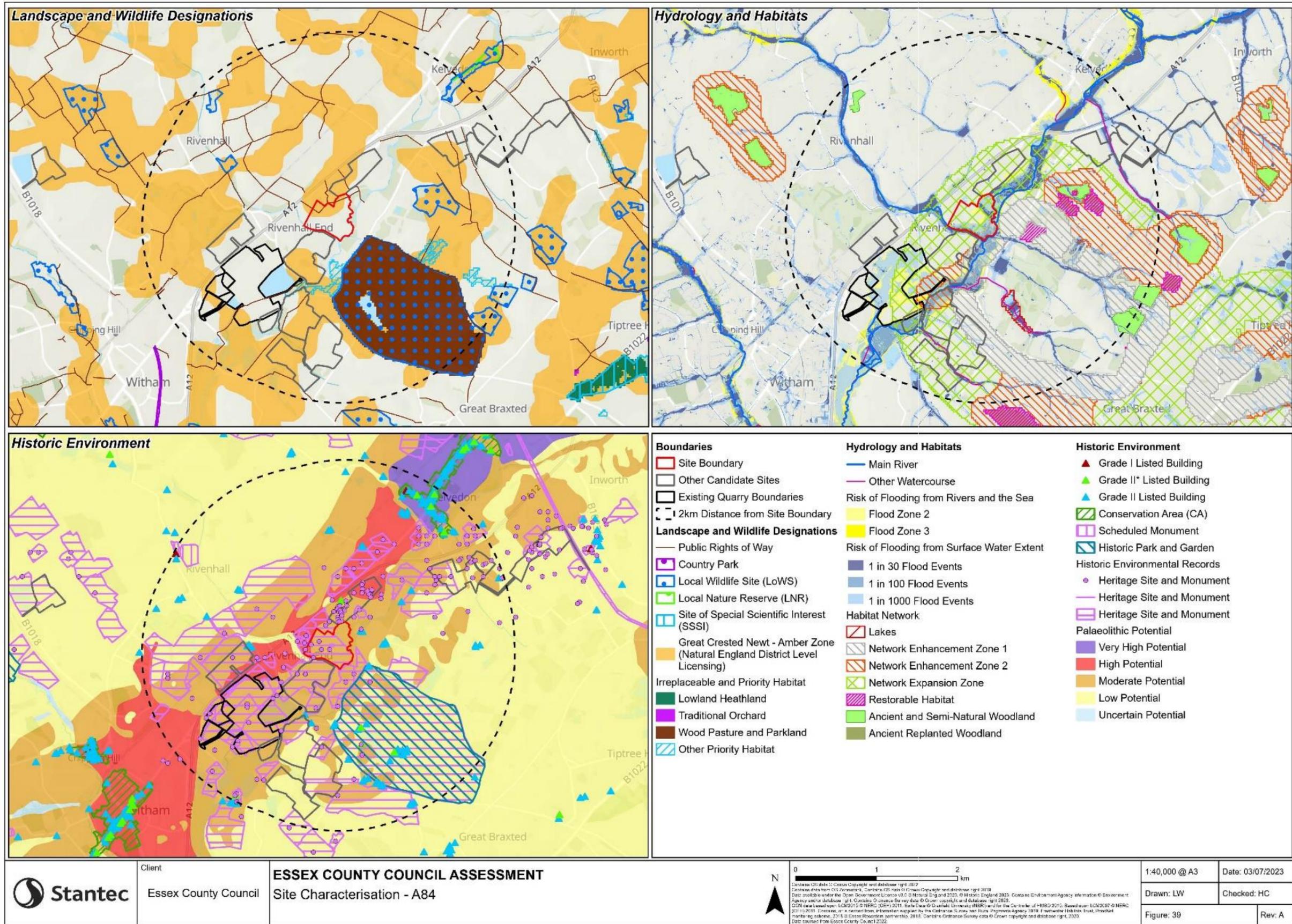


Figure 3.39: A84 - Colemans Farm – Appleford Farm North Extension

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